Document No. 4350
Voted at Meeting of 9/22/83

BOARD OF APPEAL REFERRALS September 22, 1983

| | | |
|---|---|---|
| 1. | Z-6309 | Peter and Timothy Fallon<br>29-31 Cushing Avenue, Dorchester |
| 2. | Z-6330 | Emerson College<br>219 Tremont Street, Boston |
| 3. | Z-6332 | William V. Gallery, Jr.<br>76-80 South Street, Boston |
| 4. | Z-6333 | Samoht Realty Trust<br>673A-673 Tremont Street, Boston |
| 5. | Z-6336 | Richard M. Jerrier<br>1654-1660 Dorchester Avenue, Dorchester |
| 6. | Z-6346 | Christopher Morgan<br>3 Durham Street, Boston |
| 7. | Z-6360 | Exxon Corp.<br>1390-1420 Boylston Street, Boston |
| 8. | Z-6362 | Mobil Oil Corporation<br>1301-1305 Boylston Street, Boston |
| 9. | Z-6370 | George P. Loulakis<br>1724-1740 Dorchester Avenue, Dorchester |
| 10. | Z-6377-6378 | Alan P. Gottlieb and Gary Corsine, Trustees<br>Rutland Square Realty Trust<br>76-78 and 80-82 West Rutland Square, Boston |
| 11. | Z-6382 and -6481 | Eustathios and Steve Demetriades<br>64 Pleasant Street, Dorchester |
| 12. | Z-6387 | Andrew A. Moore<br>40 Larch Street, Brighton |
| 13. | Z-6390 | Richard D. Cohen<br>4-5 Byron Street, Boston |
| 14. | Z-6391 | 124 Beacon Street Realty Trust<br>124 Beacon Street |
| 15. | Z-6394 | Richard J. and Rose Marie Valls<br>55 Garfield Street, Hyde Park |
| 16. | Z-6400 | Harry Lemonopoulos<br>16-20 Peterborough Street, Boston |
| 17. | Z-6409 | Brantam Corporation<br>61 Revere Street, Boston |
| 18. | Z-6410 | Campagna Realty Trust<br>1291-1305 Dorchester Avenue, Dorchester |
| 19. | Z-6411-6412 | Roman Wojdyslawski<br>826-830-832 Dorchester Avenue, Dorchester |
| 20. | Z-6413 | Henry A. Vasil<br>119 Landseer Street, West Roxbury |
| 21. | Z-6414-6426 | South Bay Corporation / John E. Dooley<br>601-605 East Second Street and 2-22 Barnard Place, South Boston |
| 22. | Z-6427 | Puritan Investment Trust<br>390 Commonwealth Avenue, Boston |
| 23. | Z-6454 | Finn McCarthy<br>39-41 Hutchinson Street, Dorchester |
| 24. | Z-6456 | Bridge Fund, Inc.<br>531 Massachusetts Avenue, Boston |
| 25. | Z-6461 | Paul Lingard<br>18 Lawrence Street, Boston |
| 26. | Z-6462 | Henry Haley<br>17 Lawrence Street, Boston |
| 27. | Z-6463 | Donald Blakely, Jr.<br>1249 Commonwealth Avenue, Allston |
| 28. | Z-6471 | Keith Caveney<br>29 Monument Square, Charlestown |
| 29. | Z-6472 | Tricor Dev. Corp.<br>339 South Huntington Avenue, Jamaica Plain |
| 30. | Z-6473 | Ronald J. Carlow<br>125 South Huntington Avenue, Jamaica Plain |
| 31. | Z-6474 | Capitol Circuits Corp.<br>25-29 Denby Road, Allston |

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REVISED

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|---|---|---|
| 32. | Z-6475 | Parking Systems, Inc.<br>321-323 Congress Street, Boston |
| 33. | Z-6476 | Gerald Adler and Corrine Borman<br>210 Beacon Street, Boston |
| 34. | Z-6477 | Daniel Safar<br>228 Newbury Street, Boston |
| 35. | Z-6478 | Grady L. Howland, Jr.<br>34 Braddock Park, Boston |
| 36. | Z-6479 | Andrew C. Polin III<br>4449 Washington Street, Roslindale |
| 37. | 6482 | Patricia Davock<br>189 Webster Street, East Boston |
| 38. | Z-6384 | Mifflin Properties<br>23 Bay State Road, Boston |
| 39. | Z-6485 | Nicholas Lamberti<br>49 M Street, South Boston |
| 40. | Z-6487 | Carmelite Sisters for Aged and Infirm<br>40 Old Harbor Street, South Boston |
| 41. | Z-6489 | Daniel Marr, Trustee, Judith Realty Trust<br>299 Beacon Street, Boston |
| 42. | Z-6496 | The Beacon Group<br>315-317 Beacon Street, Boston |
| 43. | Z-6498 | Emerson College<br>126 Beacon Street, Boston |
| 44. | Z-6507 | Edward LeClair<br>546 East Broadway, South Boston |
| 45. | Z-5957 | Tufts University<br>145 Harrison Avenue, Boston |

MEMORANDUM September 22, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert J. Ryan, Director

SUBJECT: BOARD OF APPEAL REFERRALS

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**Hearing:** 9/20/83

Z-6309
Peter and Timothy Fallon
29-31 Cushing Avenue, Dorchester
near Upham Avenue

2½-story structure

**District(s):**

| | | | |
|---|---|---|---|
| apartment | | general business | industrial |
| residential | R-.8 | local business | waterfront |
| single family | | | manufacturing |

**Purpose:** change occupancy from two- to six-family dwelling.

**Violation(s):**

Dwelling converted for more families is forbidden use.

Lot area, open space, rear yard, and off-street parking are insufficient.

Floor area ratio is excessive.

Proposed six-family dwelling is incompatible with predominantly one-two-family residential character of Cushing Avenue. Residents are adamantly opposed. Recommend denial.

VOTED: In reference to petition Z-6309, Peter and Timothy Fallon, 29-31 Cushing Avenue, Dorchester, for a forbidden use and five variances for change of occupancy from two-family to six-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Proposed six-family dwelling is incompatible with predominantly one-two-family residential character of Cushing Avenue. Residents are adamantly opposed. Concerns are parking in an already congested neighborhood, water pressure, and fire hazard.

Z-6309
29-31 CUSHING AVE.
(DOR.)

Board of Appeal Referrals 9/22/83

Hearing: 10/4/83

Z-6330
Emerson College
219 Tremont Street, Boston
at Van Rensselaer Place

Theatre building

District(s): apartment_____ general business B-8 industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: change occupancy from theatre to college use.

Violation(s):

Degree granting university is conditional use.

Former Saxon Theatre, to be used by Emerson for classroom and recital space. Still unclear are scope of renovation, ownership/management structure, and possible tax revenue. These matters should be revolved before approval of conditional use. Recommend denial without prejudice.

VOTED: In reference to petition Z-6330, Emerson College, 219 Tremont Street, Boston, for a conditional use for change of occupancy from theatre to college use in a general business (B-8) district, the Boston Redevelopment Authority recommends denial without prejudice. Structure is former Saxon Theatre. Scope of renovation, ownership/management structure, and possible tax revenue should be resolved before approval of conditional use.

MASSACHUSETTS PARKING AUTHORITY
BOSTON COMMON
PARKMAN BAND-STAND
FOUNTAIN
CENTRAL BURIAL GROUND
ENTRANCE
STREET
BOYLSTON
PARK SQUARE
CARVER
BOYLSTON PL.
VAN RENSSELAER PL.
LA GRANGE
STREET
PARKING AREA
MASON
MASON ST.
MASON ST. PL.
AVERY
AVERY PL.
HAYWARD
HAYWARD PL.
ESSEX
BEACH
KNEELAND
DORE
WASHINGTON
TREMONT
WARRENTON
SEAVER PL.
BROADWAY
HOLLIS
DILLAWAY
COMMON
BENNET
Z-6330
219 TREMONT ST.
(B.P.)

**Board of Appeal Referrals** 9/22/83

**Hearing:** 9/20/83

Z-6332
William V. Gallery, Jr.
76-86 South Street, Boston
at East Street

Five-story structure

**District(s):** **apartment**_____ **general business**_____ **industrial**_____
**residential**_____ **local business**_____ **waterfront**_____
**single family**_____ **manufacturing** M-8

**Purpose:** erect roof deck addition to artists' apartment-studio structure.

**Violation(s):**

In variance with former decision of Board of Appeal.

Roof deck would provide some needed open space. Recommend approval with proviso.

VOTED: In reference to petition Z-6332, William V. Gallery, Jr., 76-86 South Street, Boston, for a variance to erect roof desk addition in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends approval provided plans are submitted for design review.

Z-6332
76-86 SOUTH ST.
(B.P.)
FEDERAL STREET
WINTHROP SQUARE
SULLIVAN PL.
COURT
MATTHEWS
HIGH ST PL.
OTIS STREET
DEVONSHIRE
PARKING AREA
MILTON PLACE
CHURCH GREEN
HIGH STREET
PURCHASE
EXP. ENTRANCE
PARKING AREA
JOHN F. FITZ
AVENUE
ALDINE
LINE
STREET
TEEL STREET
THATCHWAY
PLACE
SERGEANT
JEWETT
BUSKIN
DEWEY SQUARE
SOUTH STATION
BULKHEAD
PLATFORMS
STREET
EDFORD
STREET
COLUMBIA
S. REET
ESSEX
EXIT
WAVERLY
PLACE
TUFTS
STREET
EAST
STREET
EXP EXIT
BEACH
LINCOLN
UTICA PL
UTICA
SOUTH
ATLANTIC
KNEELAND
STREET
APPROXIMATE
DORCHESTER

Board of Appeal Referrals 9/22/83

Hearing: 9/20/83

Z-6333
Samoht Realty Trust
673A-673 Tremont Street, Boston
near Pembroke Street

3½-story structure

| District(s): | | | |
|---|---|---|---|
| apartment | general business | industrial | |
| residential | local business L-2 | waterfront | |
| single family | | manufacturing | |

**Purpose:** change occupancy from twenty-three lodgers and store to seven apartments and real estate office.

**Violation(s):**

Floor area ratio is excessive.

Open space is insufficient.

Vacant, vandalized building will be rehabilitated. Occupancy is consistent with residential-commercial area. Recommend approval with proviso.

VOTED: In reference to petition Z-6333, Samoht Realty Trust, 673A-673 Tremont Street, Boston, for two variances for change of occupancy from twenty-three lodgers and store to seven apartments and real estate office in a local business (L-2) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

WEST NEWTON
RUTLAND
SQUARE
PARK
COLUMBUS
WARREN
AVE.
WEST
PEMBROKE
BROOKLINE
MONTGOMERY
STREET
MONTGOMERY PARK
CANTON
UPTON
DRAPERS
DEDHAM
ELIOT
IVANHOE
PLAYGROUND
1924-1
1787
CONCORD
SQUARE
WORCESTER
SPRINGFIELD
TREMONT
HAVEN
NEWLAND
PLACE
BLACKSTONE
Z-6333
673A-673 TREMONT ST.
(B.P.)

**Board of Appeal Referrals** 9/22/83

**Hearing:** 9/20/83

Z-6336
Richard M. Jerrier
1654-1660 Dorchester Avenue, Dorchester
at Centre Street

One-story structure

**District(s):** apartment_____ general business_____ industrial_____
residential_____ local business L-.5 waterfront_____
single family_____ manufacturing_____

**Purpose:** change occupancy from seven stores to seven stores and take-out restaurant.

**Violation(s):**

Take-out restaurant is conditional use.

Eight-foot fence not allowed within required rear yard.

Convenience store provides sandwich take-out service. Chain-link fence in rear of property erected as deterrent to vandalism. No community response. Recommend approval.

VOTED: In reference to petition Z-6336, Richard M. Jerrier, 1654-1660 Dorchester Avenue, Dorchester, for a conditional use and a variance for change of occupancy from seven stores to seven stores and take-out restaurant in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. Convenience store sandwich take-out service is existing without any apparent complaint. Fence in rear of property was erected to deter vandals.

PATRICK O' HEARN ELEMENTARY SCHOOL
ST. MARK'S R.C. SCHOOL
ST. MARK'S R.C. CHURCH
CONVENT
PARKING
M.B.T.A. (COVERED UNDERGROUND)
DAYTON ST.
REMINGTON ST.
CENTRE AVENUE
CHEVERUS ROAD
ST. MARKS ROAD
WHITTEN STREET
KING STREET
SEMONT STREET
LONSDALE STREET
SHEPTON STREET
ROSELAND AVENUE
SANTUIT STREET
DORCHESTER AVE
EDWIN STREET
BANTON STREET
ARGYLE TER.
WELLES STREET
SAMOSET STREET
CLEMENTINE STREET
NIXON STREET
REDWOOD STREET
CLEMATIS STREET
FLORIDA STREET
DENVIR ST
1654-60 DORCHESTER AVE
T-6336
(DOR.)

Board of Appeal Referrals 9/22/83

Hearing: 10/4/83

Z-6346
Christopher Morgan
3 Durham Street, Boston
near St. Botolph Street

Four-story structure

District(s): apartment H-2* general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: legalize rooftop addition.

Violation(s):

Floor area ratio is excessive.

Restricted roof structure district.

Open space is insufficient.

Addition to condominium unit was erected in 1979; petitioner assumed ownership this year; not visible from street. Floor area ratio increase is minimal. Recommend approval.

VOTED: In reference to petition Z-6346, Christopher Morgan, 3 Durham Street, Boston, for three variances to legalize rooftop addition in a restricted roof structure apartment (H-2*) district, the Boston Redevelopment Authority recommends approval. Addition to condominium unit was erected in 1979; petitioner assumed ownership this year. Addition is not visible from street.

Z-6346
3 DURHAM ST.
(B.P.)
FALMOUTH
CHRISTIAN SCIENTIST
PARK
HUNTINGTON
DURHAM
ST
WEST
RUTLAND
SQUARE
CLAREMONT
PARK
GREENWICH
NEWTON
CARLETON
BRADDOCK
PARK
WARREN
CUMBERLAND
BLACKWOOD
ST BOTOLPH
ALBEMARLE
COLUMBUS
WEST NEWTON
AVENUE
HARRISON
AVENUE
HARCOURT
STREET
YARMOUTH
WEST CANTON
FOLLEN
STREET
MOLTKE
STREET
NORWAY
STREET
PARKING
STREET
STREET
STREET

**Board of Appeal Referrals** 9/22/83

**Hearing:** 10/4/83

Z-6360
Exxon Corp.
1390-1420 Boylston Street, Boston
at Park Drive

Gas service station

**District(s):** **apartment**_____ **general business** B-2 **industrial**_____
**residential**_____ **local business**_____ **waterfront**_____
**single family**_____ **manufacturing**_____

**Purpose:** change occupancy to gas service station and open air parking for fee - 57 cars.

**Violation(s):**

Change in conditional use.

Restricted parking district.

Parking for Fenway Park events will tend to relieve congested conditions. Recommend approval with provisos.

VOTED: In reference to petition Z-6360, Exxon Corp., 1390-1420 Boylston Street, Boston, for conditional use for change of occupancy from gas service station to gas service station and open air parking for fee, 57 vehicles, in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with following provisos: that use terminate October 31, 1985; that plans be submitted for design review.

Z-6360
1390-1420 BOYLSTON ST.
(B.P.)

Board of Appeal Referrals 9/22/83

Hearing: 10/4/83

Z-6362
Mobil Oil Corporation
1301-1305 Boylston Street, Boston
at Yawkey Way

Gas service station

| District(s): | | | |
|---|---|---|---|
| apartment_____ | general business B-2 | industrial_____ |
| residential_____ | local business_____ | waterfront_____ |
| single family_____ | | manufacturing_____ |

**Purpose:** use premises for open air parking for fee - 65 cars.

**Violation(s):**

Change in conditional use.

Restricted parking district.

Parking for Fenway Park will tend to relieve congested conditions.
Recommend approval with provisos.

VOTED: In reference to petition Z-6362, Mobil Oil Corporation, 1301-1305 Boylston Street, Boston, for conditional use to use premises for open air parking for fee, 65 vehicles, in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with following provisos: that use terminate October 31, 1985; that plans be submitted for design review.

BURLINGTON
AVENUE
FULLERTON
STREET
PARKING
AREA
VAN NESS
PARKING AREA
KILMARNOCK
WAY
STREET
STREET
ST.
SEARS ROEBUCK CO
PARK
BOYLSTON
PARKING
AREA
MARTIN MILMORE
SCHOOL
SEVENTH
DAY
ADVENTIST
TEMPLE
& SCHOOL
STREET
PETERBOROUGH
BROOKLINE
DRIVE
QUEENSBERRY
Z-6362
1301-1305 BOYLSTON ST.
(B.P.)

Board of Appeal Referrals 9/22/83

Hearing: 9/27/83

Z-6370
George P. Loulakis
1724-1740 Dorchester Avenue, Dorchester
at St. Marks Road

One-story structure

| District(s): | | | |
|---|---|---|---|
| apartment_____ | general business_____ | industrial_____ |
| residential_____ | local business L-1 | waterfront_____ |
| single family_____ | | manufacturing_____ |

Purpose: change occupancy from stores, offices, beauty salon, and restaurant to these uses and manufacturing and wholesaling of food.

Violation(s):

Wholesale business is forbidden use.

Manufacturing of food is forbidden use.

Petitioner proposes to cook fish cakes and noodles on premises for wholesale distribution. Residents are adamantly opposed; concerns are indicated in proposed vote. Recommend denial without prejudice.

VOTED: In reference to petition Z-6370, George P. Loulakis, 1724-1740 Dorchester Avenue, Dorchester, for two forbidden uses for change of occupancy from stores, offices, beauty salon, and restaurant to these uses and manufacuring and wholesaling of food in a local business (L-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Petitioner proposes to cook fish cakes and noodles on premises for wholesale distribution. Residents are adamantly opposed. Concerns are: garbage disposal, odor control, potential rodent problems. Petitioner should meet with community to address and resolve these concerns.

PATRICK O' HEARN ELEMENTARY SCHOOL
ST. MARK'S R.C. SCHOOL
ST. MARK'S R.C. CHURCH
CONVENT
PARKING
N.B.T.A. (COVERED UNDERGROUND)
DAYTON ST.
REMINGTON ST.
CENTRE AVENUE
CENTRE ROAD
CHEVERUS
ST. MARKS ROAD
WHITTEN
KING
ROSELAND
SEMONT
LONSDALE
SHEPTON
DENNIS ST.
DORCHESTER AVE.
WELLES
BANTON
EDWIN
CLEMENTINE
CLEMATIS
REDWOOD
FLORIDA
SAMOSET
SANTUIT
Z-6370
1724-40 DORCHESTER (D.OR.) AVE.

Board of Appeal Referrals 9/22/83

Hearing: 10/4/83

Z-6377-6378
Alan P. Gottlieb and Gary Corsine, Trustees
Rutland Square Realty Trust
76-78 and 80-82 West Rutland Square, Boston
near Claremont Street

Two five-story row structures.

| District(s): | | | | | |
|---|---|---|---|---|---|
| | apartment | H-3* | general business | | industrial |
| | residential | | local business | | waterfront |
| | single family | | | | manufacturing |

Purpose: combine buildings for 34 apartments; erect one-story addition.

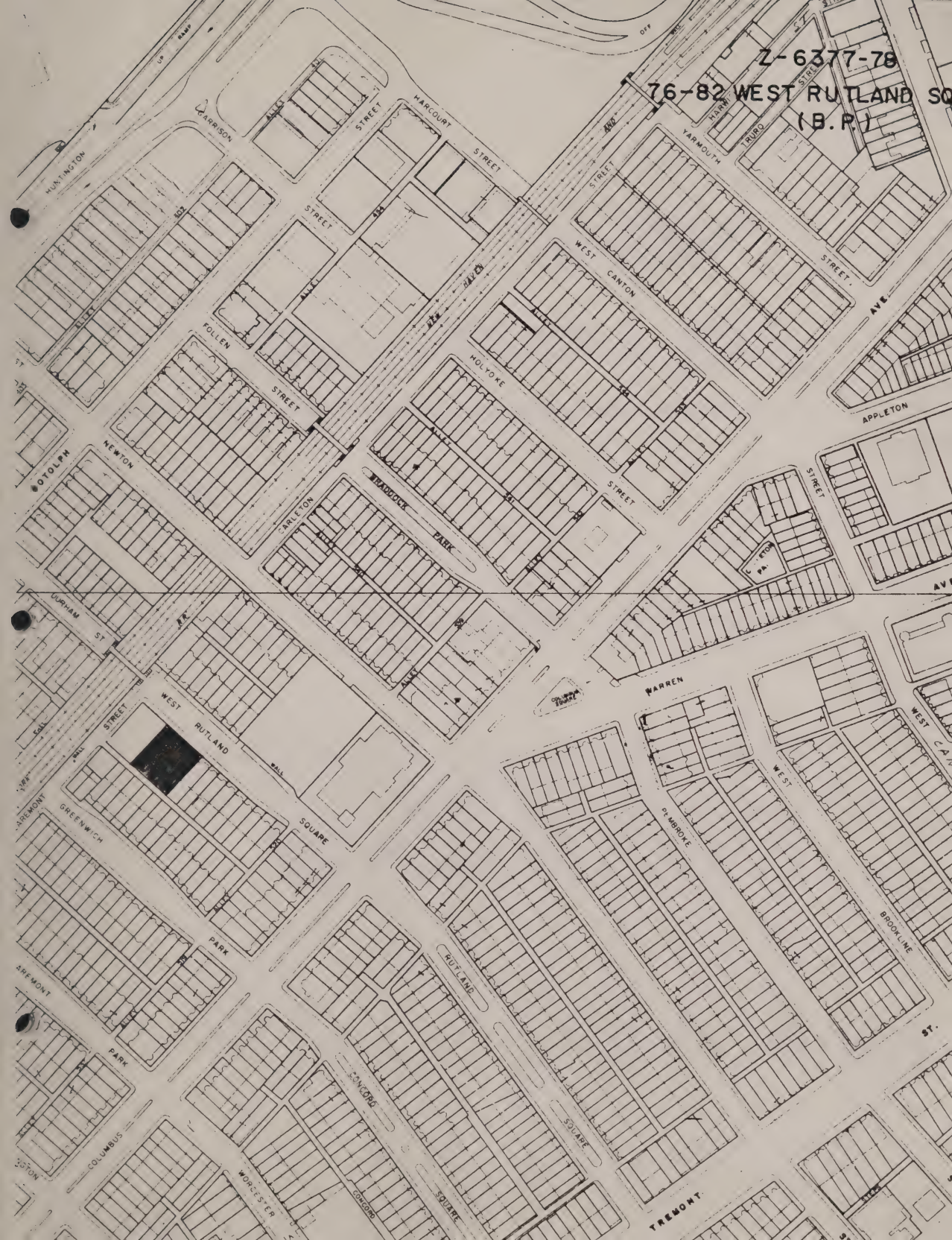
Violation(s):

Dwelling converted for more families is forbidden use.

Open space is insufficient.

Rooftop addition on end buildings will be highly visible and would be contrary to architectural character of other Victorian row structures in the immediate area. Recommend denial.

VOTED: In reference to petitions Z-6377-6378, Allan P. Gottlieb and Gary Corsine, Trustees, 76-82 West Rutland Square, Boston, for two forbidden uses and two variances to combine buildings for 34 apartments and erect one-story addition in a restricted roof structure apartment (H-3*) district, the Boston Redevelopment Authority recommends denial. Rooftop addition on end buildings will be highly visible and will be contrary to architectural character of other Victorian row structures in the immediate area.


Z-6377-78
76-82 WEST RUTLAND SQ
(B.P.)
HUNTINGTON
HARRISON
HARCOURT
STREET
FOLLEN
MOLYOKE
WEST CANTON
YARMOUTH
TRURO
APPLETON
AVE.
NEWTON
TARLETON
BRADDOCK PARK
DURHAM
WARREN
WEST RUTLAND SQUARE
GREENWICH PARK
DE MBROKE
BROOKLINE
RUTLAND SQUARE
SONCORD SQUARE
COLUMBUS
TREMONT

Board of Appeal Referrals 9/22/83

Hearing: 9/27/83

Z-6382 and Z-6481
Eustathios and Steve Demetriades
64 Pleasant Street, Dorchester
at Thornley Street

Gas service station

| District(s): | | | |
|---|---|---|---|
| apartment_____ | general business_____ | industrial_____ |
| residential_____ | local business L-.5 | waterfront_____ |
| single family_____ | | manufacturing_____ |

Purpose: install one 4,000- and one 6,000-gallon underground gasoline storage tanks.

Violation(s):

Increase conditional use.

Proposal would help to reduce tank truck traffic. Community supports proposal. Recommend approval with proviso.

VOTED: In reference to petitions Z-6382 and Z-6481, Eustathios and Steve Demetriades, 64 Pleasant Street, Dorchester, for conditional uses to install one 4,000- and one 6,000-gallon underground gasoline storage tanks in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided that petitioner complies with Board of Appeal guidelines for gas service stations.

64 PLEASANT ST.
(DOR.)
Z-6382

Board of Appeal Referrals 9/22/83

Hearing: 9/20/83

Z-6387
Andrew A. Moore
40 Larch Street, Brighton
near South Crescent Circuit

Vacant land - 3600 sq. ft.

| District(s): | | | |
|---|---|---|---|
| apartment_____ | general business_____ | industrial_____ |
| residential_____ | local business_____ | waterfront_____ |
| single family S-.5 | | manufacturing_____ |

Purpose: erect one-family dwelling.

Violation(s):

Lot area, width, frontage, and front and side yards are insufficient.

Small lot has a downward slope in rear and abutter is concerned about drainage. Another abutter is concerned about side yard. Recommend denial without prejudice in order to give the petitioner sufficient time to meet with the abutters to resolve concerns.

VOTED: In reference to petition Z-6387, Andrew A. Moore, 40 Larch Street, Brighton, for five variances to erect a one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial as submitted. Small lot has a downward slope in rear, and abutters are concerned about drainage and side yards. Petitioner should meet with these abutters to resolve concerns and should consult with Authority design review staff.

Z-6387

40 LARCH ST.

(BRI.)

**Board of Appeal Referrals** 9/22/83

**Hearing:** 9/20/83

Z-6390
Richard D. Cohen
4-5 Byron Street, Boston
near River Street

Three-story structure

**District(s):** **apartment** H-2-65 **general business**_____ **industrial**_____
**residential**_____ **local business**_____ **waterfront**_____
**single family**_____ **manufacturing**_____

**Purpose:** enclose existing roof terrace (two-family dwelling).

**Violation(s):**

Floor area ratio is excessive.

Rear yard and setback of parapet are insufficient.

Proposal will enclose existing roof terrace. Structure will not be visible from street. Beacon Hill Civic Association has no objection. Recommend approval.

VOTED: In reference to petition Z-6390, Richard D. Cohen, 4-5 Byron Street, Boston, for three variances to enclose roof terrace in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Proposal will enclose existing roof terrace. Structure will not be visible from street.

Z-6390
4-5 BYRON ST.
(B.P.)
PUBLIC
GARDEN
LAGOON
MUSIC OVAL
EMBANKMENT
EMBANKMENT RD.
MEMORIAL DRIVE
STORROW
MT VERNON
CHESTNUT
PLACE
BEAVER
BLAKER ST.
LIME
STREET
BYRON
BRANCH
SPRUCE
WILLOW
CHARLES
RIVER
OTIS
PARKING GARAGE
BEACON
MARLBOROUGH
BERKELEY
ARLINGTON
ALLEY
FIRST LUTHERAN CHURCH
UNITARIAN
UNDERGROUND GARAGE ENTRANCE
FOUNTAIN
MASSAC

Board of Appeal Referrals Resubmitted 9/22/83

Hearing: 8/30/83
Continued to 9/27/83

Z-6391
124 Beacon Street Realty Trust
124 Beacon Street
near Berkeley Street

Four-story structure

District(s): apartment H-3-65 general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: change occupancy to thirteen apartments; erect two-story addition to existing roof.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area ratio and height of building are excessive.

Open space, setback of parapet, and off-street parking are insufficient.

Proposal as filed is inappropriate and excessive. Neighborhood Association of the Back Bay expressed concerns. The Authority staff has subsequently met with the Neighborhood Association and the petitioner. The owner has taken steps to alleviate a number of the concerns, including eliminating the additional construction of the unit in the rear yard and the elimination of one of the two stories that were proposed for the roof. The conversion in accordance with the revised lay-out appears compatible with the area, and the owner has indicated that this was the minimum level that he could proceed with as a matter of right. Recommend approval with provisos.

VOTED: In reference to petition Z-6391, 124 Beacon Street Realty Trust, 124 Beacon Street, Boston, for a forbidden use and five variances for change of occupancy from one-family dwelling to thirteen apartments and to erect addition in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval provided that there is no additional construction in the rear yard; that only one story is added, with a bulk and mass to be approved by design review of the Authority and the Back Bay Architectural Commission; and that arrangements are made to provide the required off-street parking nearby. Original rear yard construction and a two-story addition to existing roof would be inappropriate and would impair the architectural integrity of the building.

CHARLES
RIVER
LAGOON
MUSIC OVAL
EMBANKMENT
EMBANKMENT RD.
JAMES J. STORROW MEMORIAL DRIVE
STORROW
JAMES
STREET
CHESTNUT
PLACE
BEAVER
BYRON
LIME
PARKING GARAGE
BEACON
CLARENDON
BERKELEY
ARLINGTON
STREET
AVENUE
ALLEY
FIRST LUTHERAN CHURCH
FIRST UNITARIAN CHURCH IN BOSTON
MARLBOROUGH
COMMONWEALTH
Z-6391
124 BEACON ST
(B.P.)

Board of Appeal Referrals 9/22/83

Hearing: 10/4/83

Z-6394
Richard J. and Rose Marie Valls
55 Garfield Avenue, Hyde Park
near Loring Street

1½-story structure

| District(s): | | | |
|---|---|---|---|
| apartment_____ | general business_____ | industrial_____ |
| residential_____ | local business_____ | waterfront_____ |
| single family S-.3 | | manufacturing_____ |

Purpose: erect one-story addition to one-family dwelling.

Violation(s):

Side yard is insufficient.

Existing porch will be enlarged and enclosed. Petitioner can comply with side yard requirement. Recommend denial.

VOTED: In reference to petition Z-6394, Richard J. and Rose Marie Valls, 55 Garfield Avenue, Hyde Park, for a variance to erect a one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Petitioner can comply with side yard requirement.

Z-6394
55 GARFIELD AVE.
(H.P.)
GARFIELD
CHITTICK
GLENWOOD
LORING
FAIRMOUNT PUBLIC HOUSING PROJECT BOSTON 200-5
NEWACRE
ROAD
NEW ACRE RD
AVE.
STREET
SUMMIT
SIMINGTON

Board of Appeal Referrals 9/22/83

Hearing: 9/27/83

Z-6400
Harry Lemonopoulos
16-20 Peterborough Street, Boston
near Park Drive

One-story structure

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from three stores to restaurant, laundromat, and TV repair shop.

Violation(s):

Change in nonconforming use.

Pizza-sub shop compatible with residential—local business area. Fenway Community Development Corporation has no objection. Recommend approval.

VOTED: In reference to petition Z-6400, Harry Lemonopoulos, 16-20 Peterborough Street, Boston, for change in nonconforming use for change of occupancy from three stores to restaurant, laundromat, and TV repair shop in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Pizza-sub shop is compatible with residential—local business area.

Z-6400

16-20 PETERBOROUGH ST.

**Board of Appeal Referrals** 9/22/83

**Hearing:** 9/20/83

Z-6409
Brantam Corporation
61 Revere Street, Boston
at Grove Street

Four-story structure

**District(s):** **apartment** H-2-65 **general business**_____ **industrial**_____
**residential**_____ **local business**_____ **waterfront**_____
**single family**_____ **manufacturing**_____

**Purpose:** increase size of addition to five-unit apartment structure.

**Violation(s):**

Rear yard and setback of parapet are insufficient.

Increase in size of addition from 10' x 11' to 15' x 11' is minimal and would have no significant impact. Recommend approval.

VOTED: In reference to petition Z-6409, Brantam Corporation, 61 Revere Street, Boston, for two variances to increase size of addition to five-unit apartment structure in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Increase is minimal and would have no significant impact.

Z-6409
61 REVERE ST.
(B.P.)
WEST HILL PL
CHARLES ROAD
CHARLES RIVER SQ
REVERE
PHILLIPS
GROVE
WEST
ANDERSON
GARDEN
IRVING
STREET
BOSTON SCHOOL COMMITTEE ANNEX
SMITH COURT
HANCOCK
JOY
MYRTLE
CARNEGIE INSTITUTE
PINCKNEY
BRIMMER
CHURCH OF THE ADVENT (EPISC)
CHARLES RIVER HOUSE SETTLEMENT
CEDAR
LOUISBURG SQUARE
WALNUT
WILLOW
MT VERNON PLACE
JOY PLACE
VERNON
LIME
CHESTNUT
PARKING GARAGE
BYRON
BRANCH
SPRUCE
BEACON
MONUMENT
POND
FROG

**Board of Appeal Referrals** 9/22/83

**Hearing:** 9/27/83

Z-6410
Campagna Realty Trust
1291-1305 Dorchester Avenue, Dorchester
at Lyon Street

One-story structure

**District(s):** apartment_____ general business_____ industrial_____
residential_____ local business L-1 waterfront_____
single family_____ manufacturing_____

**Purpose:** change occupancy from offices and repair shop garage to offices, repair shop garage, and outdoor sale and display of 25 used cars.

**Violation(s):**

Outdoor display and sale of motor vehicles is forbidden use.

Addition of sale of used cars would intensify acutely congested conditions on Dorchester Avenue. Residential properties abut site. Fields Corner Community Development Corporation is opposed. Recommend denial.

VOTED: In reference to petition Z-6410, Campagna Realty Trust, 1291-1305 Dorchester Avenue, Dorchester, for a forbidden use for change of occupancy from offices and repair shop garage to offices, repair shop garage, and outdoor sale and display of 25 used cars in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Addition of sale of used cars would intensify acutely congested conditions on Dorchester Avenue. Residents have expressed following concerns: Dorchester Avenue traffic, lack of off-street parking, and impact on abutting residential properties. Fields Corner Community Development Corporation is opposed.

Z-6410
1291-1305 DORCHESTER AVE.

(DOR.)

**Board of Appeal Referrals** 9/22/83

**Hearing:** 9/27/83

Z-6411-6412
Roman Wojdyslawski
826-830-832 Dorchester Avenue, Dorchester
near Locust Street

One-story structure

**District(s):** **apartment** H-1-50 **general business**_____ **industrial**_____
**residential**_____ **local business**_____ **waterfront**_____
**single family**_____ **manufacturing**_____

**Purpose:** change occupancy from four-car and two-car garages to auto repair and installation and service of auto air conditioners.

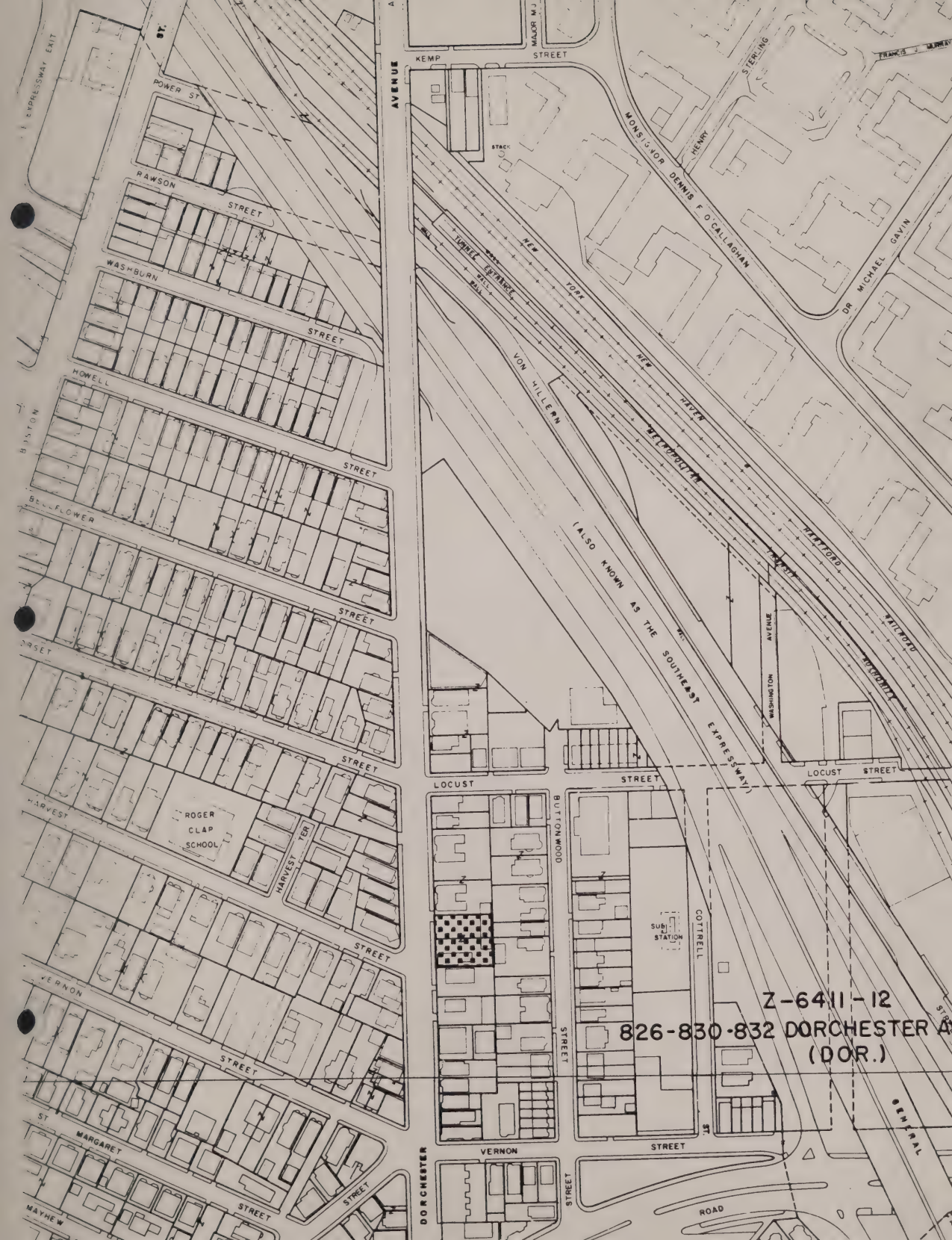
**Violation(s):**

Repair garage is forbidden use.

Last October, Authority recommended denial of similar petition. Board of Appeal denied it with proviso allowing appellant "to operate until May 31, 1983 while in phasing out process."

Facility is still in operation and is incompatible with residential properties. Abutters are opposed. Recommend denial.

VOTED: In reference to petitions Z-6411-6412, Roman Wojdyslawski, 826-830-832 Dorchester Avenue, Dorchester, for two forbidden uses for change of occupancy from four-car and two-car garages to auto repair and installation and service of auto air conditioners in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Last November, Board of Appeal dismissed similar petition with proviso allowing appellant "to operate until May 31, 1983 while in phasing out process." Facility, still in operation, is incompatible with residential properties. Abutters are opposed. Primary concerns are noise and fumes.


Z-6411-12
826-830-832 DORCHESTER A
(DOR.)
KEMP STREET
MAJOR MU
POWER ST
RAWSON STREET
WASHBURN STREET
HOWELL STREET
BELLFLOWER STREET
DASET STREET
HARVEST STREET
VERNON STREET
ST MARGARET STREET
MAYHEW
DORCHESTER AVENUE
I EXPRESSWAY EXIT
ROGER CLAP SCHOOL
HARVEST TER
LOCUST STREET
BUTLER STREET
BUTTONWOOD STREET
COTTRELL ST
SUB STATION
VERNON STREET
ST
STREET
ROAD
GENERAL
MONSIGNOR DENNIS F O'CALLAGHAN
HENRY STERLING
DR MICHAEL GAVIN
FRANCIS J MURRAY
NEW YORK NEW HAVEN HARTFORD RAILROAD
TUNNEL ENTRANCE
VON HILLERN
(ALSO KNOWN AS THE SOUTHEAST EXPRESSWAY)
WASHINGTON AVENUE
STACK

Board of Appeal Referrals 9/22/83

Hearing: 10/4/83

Z-6413
Henry A. Vasil
119 Landseer Street, West Roxbury
near Centre Street

2½-story structure

District(s): apartment_____ general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family S-.5 manufacturing_____

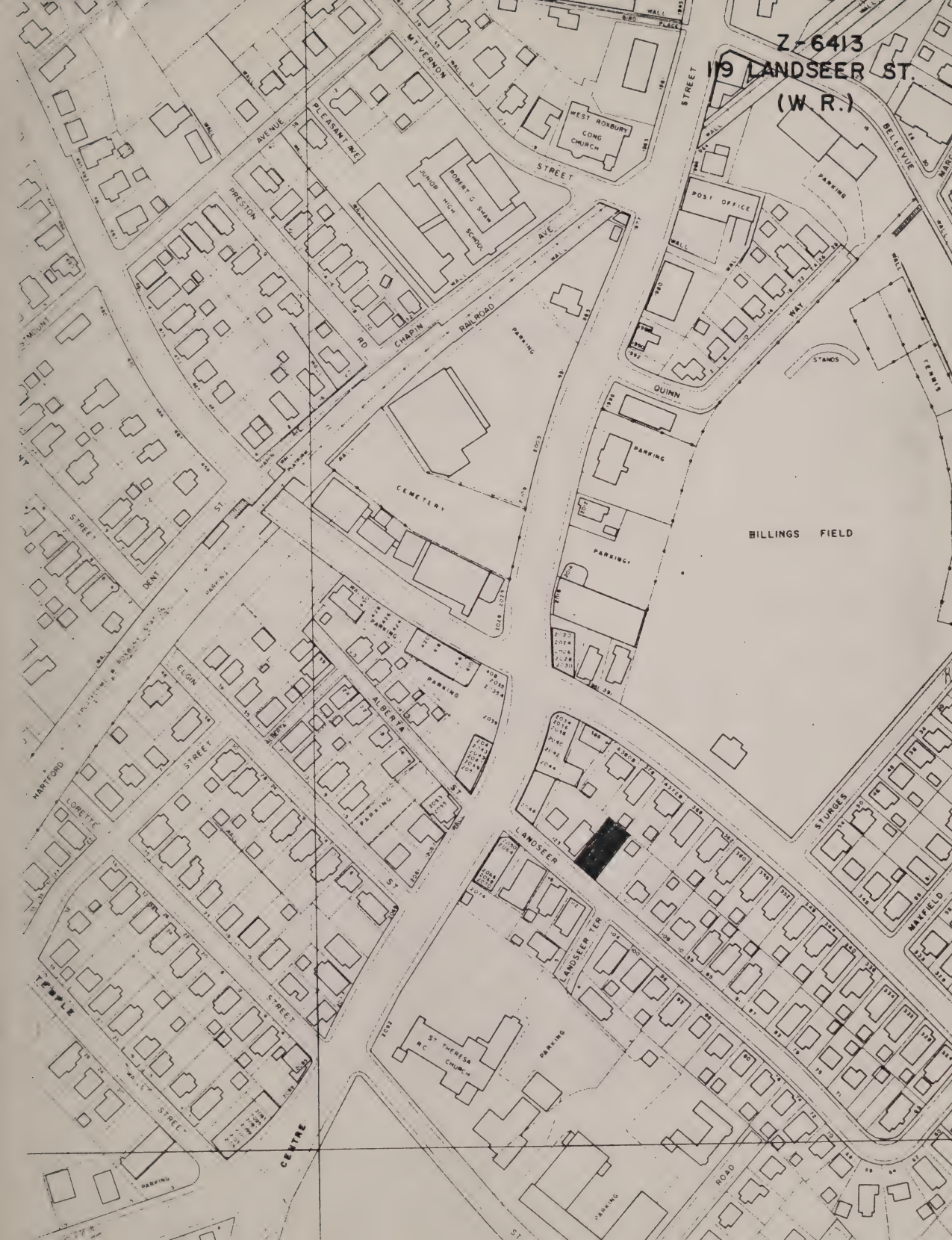
Purpose: erect one-story addition to one-family dwelling.

Violation(s):

Rear yard is insufficient.

Addition to existing family room. Adequate rear yard will remain.
No response from abutters. Recommend approval.

VOTED: In reference to petition Z-6413, Henry A. Vasil, 119 Landseer Street, West Roxbury, for a variance to erect a one-story addition to a one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Addition is to existing family room. Adequate rear yard will remain.


Z-6413
119 LANDSEER ST.
(W.R.)
BILLINGS FIELD
CEMETERY
WEST ROXBURY CONG CHURCH
ROBERT G. SHAW JUNIOR HIGH SCHOOL
POST OFFICE
ST. THERESA R.C. CHURCH
MT VERNON STREET
PLEASANT AVENUE
PRESTON ROAD
CHAPIN AVE
RAILROAD
QUINN
BELLEVUE
LANDSEER
LANDSEER TER
ALBERTA
ELGIN
DENT
LORETTE
HARTFORD
TEMPLE
CENTRE
STURGES
MAXFIELD
PARKING

**Board of Appeal Referrals** 9/22/83

**Hearing:** 9/20/83

Z-6414-6426
South Bay Corporation / John E. Dooley
601-605 East Second Street and
2-22 Barnard Place, South Boston

Approximately 16,000 square feet of land

**District(s):** apartment H-1-50 ; general business ; industrial ;
residential ; local business ; waterfront ;
single family ; manufacturing

**Purpose:** erect 13 one-family dwellings.

**Violation(s):**

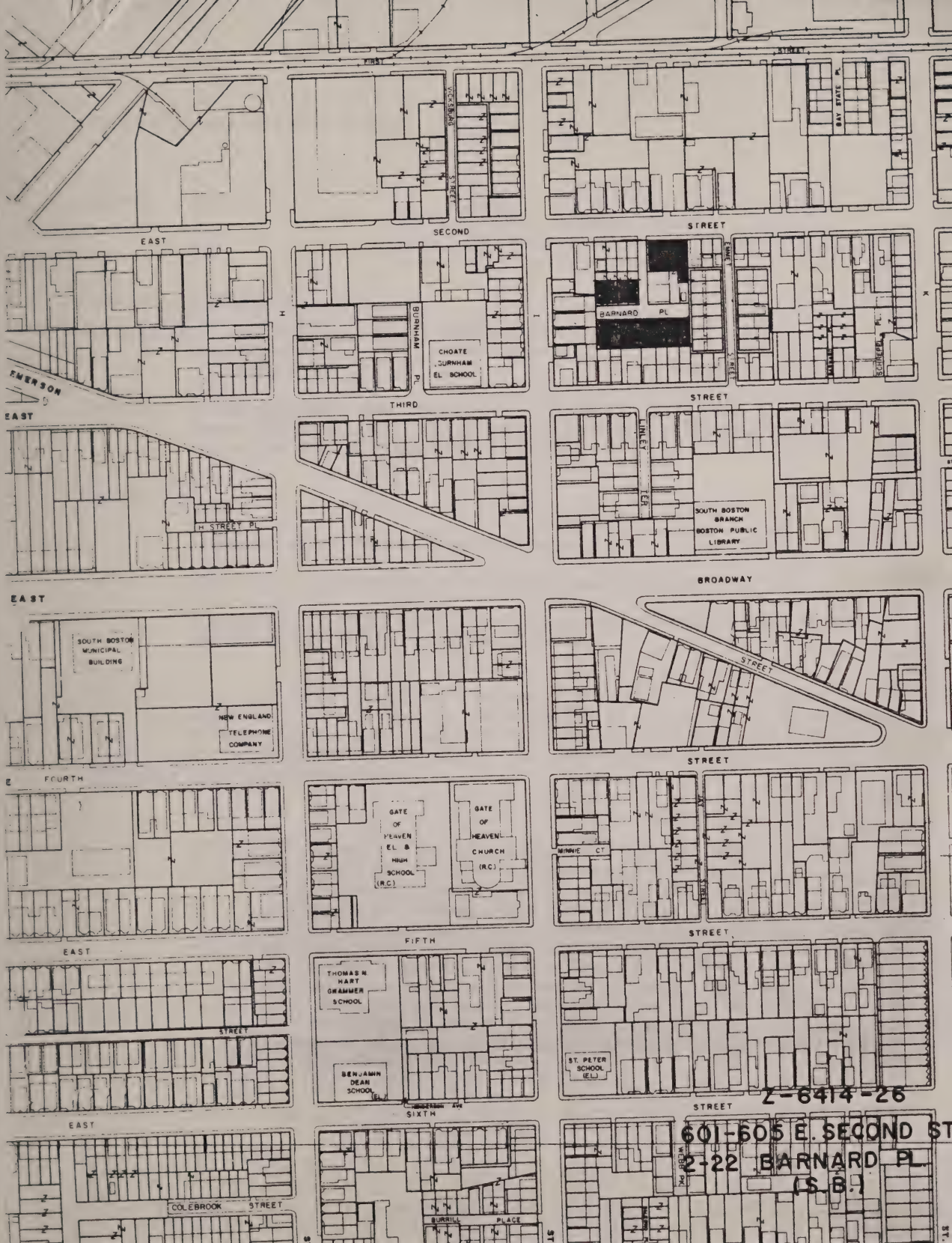
Lot area, width, frontage, front yard, and rear yard are insufficient.

Parking not allowed within front yard.

Floor area ratio is excessive.

Proposed development is inappropriate and excessive. Area is heavily populated. Residents, South Boston Citizens Association, and South Boston Residents Group are adamantly opposed. Recommend denial.

VOTED: In reference to petitions Z-6414-6426, South Bay Corporation, 601-605 East Second Street and 2-22 Barnard Place, South Boston, for 74 variances to erect 13 one-family dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Proposed development is inappropriate and excessive. Area is heavily populated. Residents, South Boston Citizens Association, and South Boston Residents Group are adamantly opposed. Concerns are: congestion, number of units, safety vehicle access, water and sewerage problems, parking and its impact on existing Italian American Club, which conducts several social activities for community.




Z-6414-26

601-605 E. SECOND ST

2-22 BARNARD PL

(S.B.)

Board of Appeal Referrals 9/22/83

Hearing: 9/27/83

Z-6427
Puritan Investment Trust
390 Commonwealth Avenue, Boston
near Charlesgate East

Seven-story structure

District(s): apartment H-3-65 general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: change occupancy from general office building, restaurant, and commercial facilities to 91 apartments, offices, restaurant, garage, television studio; erect three additions.

Violation(s):

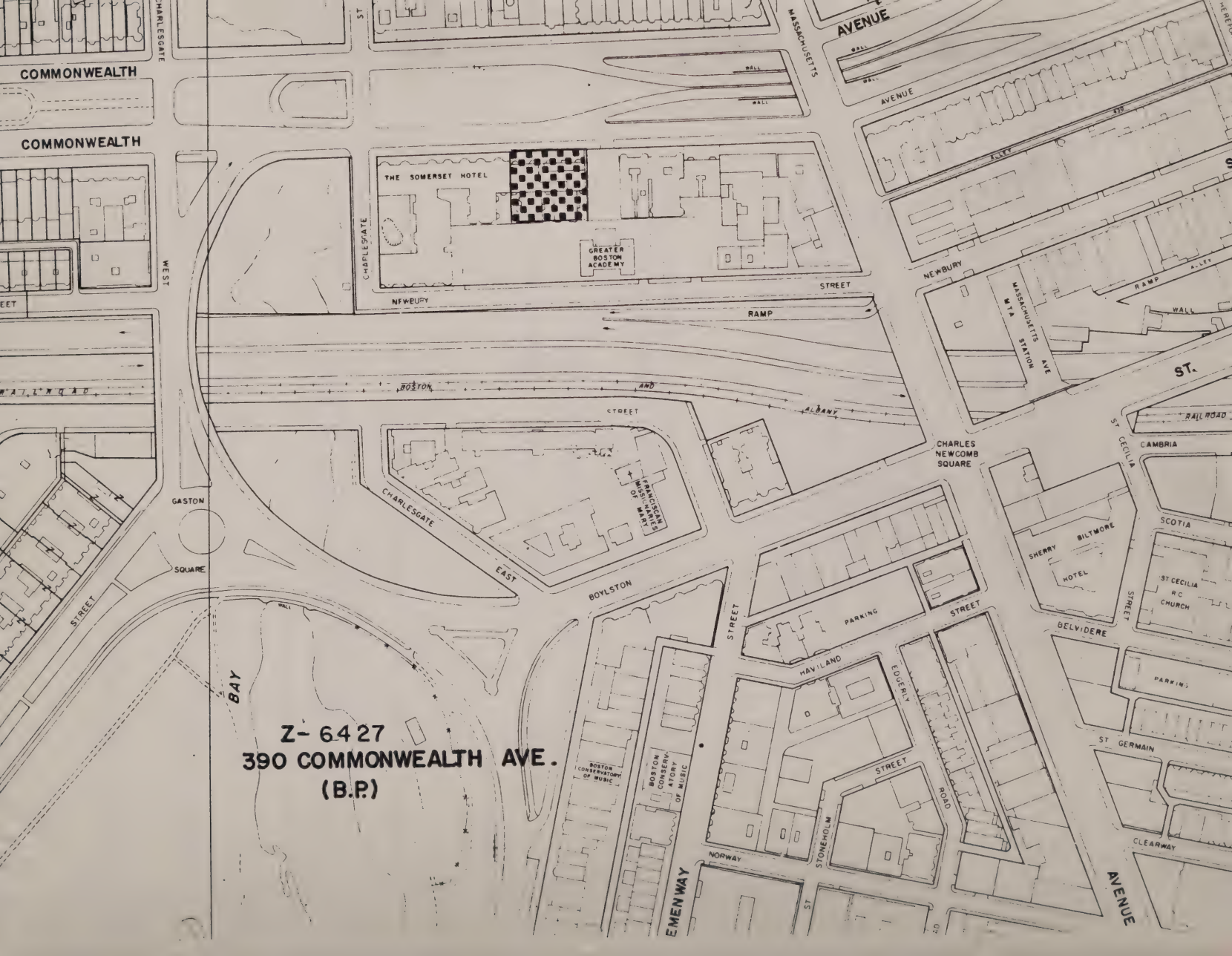
Extension of and change in nonconforming use.

Floor area ratio and height of building are excessive.

Open space, front yard, rear yard, front-side setback of parapet, and off-street parking are insufficient.

Balconies and roof decks along with Commonwealth Avenue Mall will mitigate open space deficiency. Petitioner has purchased 165 parking spaces in existing garage on Newbury Street directly behind site. TV station (Channel 68) occupancy is existing. Back Bay Architectural Commission is reviewing plans. Recommend approval with provisos.

VOTED: In reference to petition A-6427, Puritan Investment Trust, 390 Commonwealth Avenue, Boston, for extension of and change in nonconforming use and eight variances for change of occupancy from general office building, restaurant, and commercial facilities to 91 apartments, offices, restaurant, garage, and television studio and erect three additions in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval with following provisos: that additions do not exceed present height of existing building; that access to garage be only from rear; that existing restaurant signage conform with Code.


COMMONWEALTH
COMMONWEALTH
THE SOMERSET HOTEL
GREATER BOSTON ACADEMY
NEWBURY STREET
RAMP
MASSACHUSETTS AVENUE
MASSACHUSETTS MTA STATION AVE
CHARLESGATE WEST
CHARLESGATE EAST
GASTON SQUARE
BOSTON AND ALBANY RAILROAD
FRANCISCAN MISSIONARIES OF MARY
CHARLES NEWCOMB SQUARE
CAMBRIA
SCOTIA
ST CECILIA
ST CECILIA R C CHURCH
SHERRY BILTMORE HOTEL
BOYLSTON STREET
PARKING
HAVILAND STREET
EDGERLY ROAD
BELVIDERE STREET
ST GERMAIN
CLEARWAY
BOSTON CONSERVATORY OF MUSIC
BOSTON CONSERVATORY OF MUSIC
EMENWAY
NORWAY ST
STONEHOLM
BAY
Z-6427
390 COMMONWEALTH AVE.
(B.P.)

**Board of Appeal Referrals** 9/22/83

**Hearing:** 9/20/83

Z-6454
Finn McCarthy
39-41 Hutchinson Street, Dorchester
near Brookvale Street

Two-story duplex structure

**District(s):**

| | | | |
|---|---|---|---|
| apartment_____ | general business_____ | industrial_____ |
| residential R-.5 | local business_____ | waterfront_____ |
| single family_____ | | manufacturing_____ |

**Purpose:** change occupancy from two- to four-family dwelling.

**Violation(s):**

Dwelling converted for more families is forbidden use.

Lot area, width, and frontage are insufficient.

Conversion is incompatible with one-two-family residential character of street. Residents have expressed strong opposition. Recommend denial.

VOTED: In reference to petition Z-6454, Finn McCarthy, 39-41 Hutchinson Street, Dorchester, for a forbidden use and three variances for change of occupancy from two- to four-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Conversion is incompatible with one-two-family residential character of street, Residents have expressed strong opposition.

Z-6454
39-41 HUTCHINSON ST
(DOR.)
BOSTON HOME FOR INCURABLES
HUTCHINSON STREET
BROOKVALE STREET
BECKET STREET
MAGOLA STREET
HURON CIRCLE
HURON CIRCLE BLVD.
VAN WINKLE AVENUE
NURLCROFT AVENUE
MASSACHUSETTS AVE.
S. DORCHESTER CEMETERY
TENNIS COURTS
PARKING
CARNEY HOSPITAL
RICHVIEW

**Board of Appeal Referrals** 9/22/83

**Hearing:** 10/4/83

Z-6456
Bridge Fund, Inc.
531 Massachusetts Avenue, Boston
near Tremont Street

Four-story structure

**District(s):** apartment H-2 ____ general business ____ industrial ____
residential ____ local business ____ waterfront ____
single family ____ manufacturing ____

**Purpose:** change occupancy from community social services organization to community social services organization and day care center.

**Violation(s):**

Floor area ratio is excessive.

Needed day care center will accommodate 24 children. Petitioner has received Community Development Block Grant for facility. Recommend approval with proviso.

VOTED: In reference to petition Z-6456, Bridge Fund, Inc., 531 Massachusetts Avenue, Boston, for a variance for change of occupancy from community social services organization to community social services organization and day care center in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval provided that plans are submitted for design review.

Z-6456
531 MASSACHUSETTS AVE
(B.P.)
MASSACHUSETTS
AVENUE
WORCESTER
STREET
CONCORD
PLACE
AVENUE
BLACKSTONE
STREET
HAVEN
STREET
WEST SPRINGFIELD
STREET
PARKING AREA
PARKING AREA
TREMONT
STREET
NEWLAND
STREET
SUMNER
STREET
SUMNER
STREET
AVENUE
MERRIMAC
STREET
MERRIMAC
STREET
STREET
TELEVISION
STREET
HALL
CAMDEN
STREET
NORTHAMPTON
STREET
MASSACHUSETTS
AVENUE
STEVENS
STREET
STEVENS
STREET
LINCOLN
PLACE
STREET
CEMETERY
EAST
CONCORD
STREET
JAMES
NORTHFIELD
STREET
COMET
PLACE
PL.
RANSIT
AUTHORITY
ENOX
COURT
BRAN ON HARRIS
WAY
WORCESTER
SQUARE
EAST
SPRINGFIELD
STREET
SHAWMUT
AVENUE
WASHINGTON
STREET
AVENUE
STREET

**Board of Appeal Referrals** 9/22/83

**Hearing:** 9/27/83

Z-6461
Paul Lingard
18 Lawrence Street, Boston
near Clarendon Street

Three-story row house structure

**District(s):**

| | | | |
|---|---|---|---|
| apartment H-3* | general business | industrial | |
| residential | local business | waterfront | |
| single family | | manufacturing | |

**Purpose:** erect one-story rooftop addition to one-family dwelling.

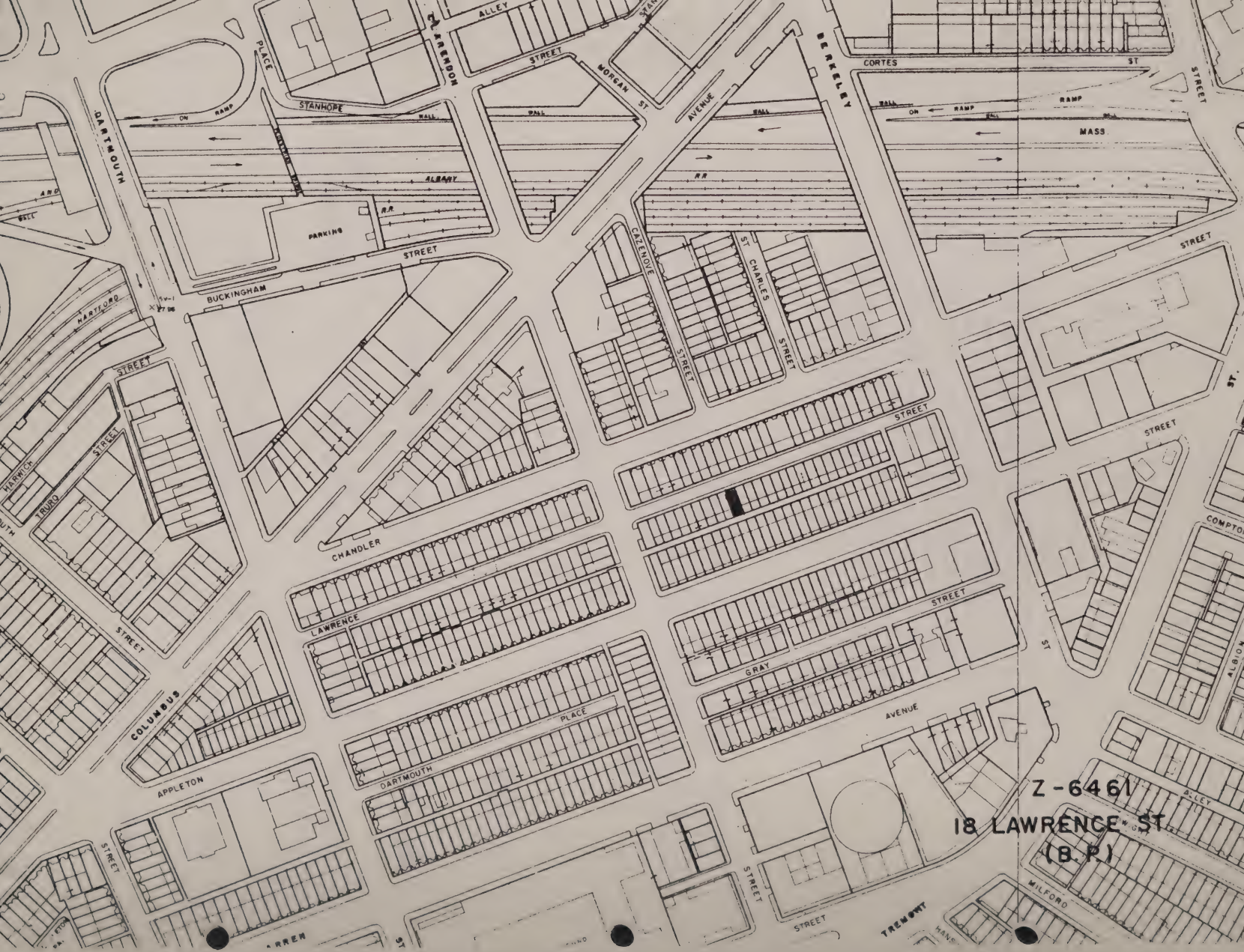
**Violation(s):**

Roofed structure alters profile of building.

Roof deck with access through penthouse.

Addition would impair the architectural integrity and the uniformity of this block of row structures, would be contrary to the architectural character of small Victorian row houses in the immediate neighborhood, and, most important, would create an unwanted precedent. Recommend denial.

VOTED: In reference to petition Z-6461, Paul Lingard, 18 Lawrence Street, Boston, for conditional use to erect a one-story rooftop addition to one-family dwelling in a restricted roof structure apartment (H-3*) district, the Boston Redevelopment Authority recommends denial. Addition will impair the architectural integrity and the uniformity of this block of row structures, would be contrary to the architectural character of the small Victorian row houses in the immediate neighborhood, and, most important, would create an unwanted precedent.


Z-6461
18 LAWRENCE ST.
(B.P.)
DARTMOUTH PLACE
STANHOPE STREET
ALLEY
MORGAN ST
BERKELEY AVENUE
CORTES ST
MASS
ON RAMP
RAMP
WALL
ALBANY
PARKING
RR
BUCKINGHAM STREET
CALENDAR STREET
ST CHARLES STREET
HARTFORD STREET
HERRICK STREET
TRURO STREET
CHANDLER STREET
LAWRENCE STREET
GRAY AVENUE
COLUMBUS PLACE
APPLETON STREET
DARTMOUTH STREET
TREMONT STREET
MILFORD

**Board of Appeal Referrals** 9/22/83

**Hearing:** 9/27/83

Z-6462
Henry Haley
17 Lawrence Street, Boston
near Clarendon Street

Three-story row structure

**District(s):**

| | | | |
|---|---|---|---|
| apartment H-3* | general business | industrial | |
| residential | local business | waterfront | |
| single family | | manufacturing | |

**Purpose:** erect one-story rooftop addition to one-family dwelling.

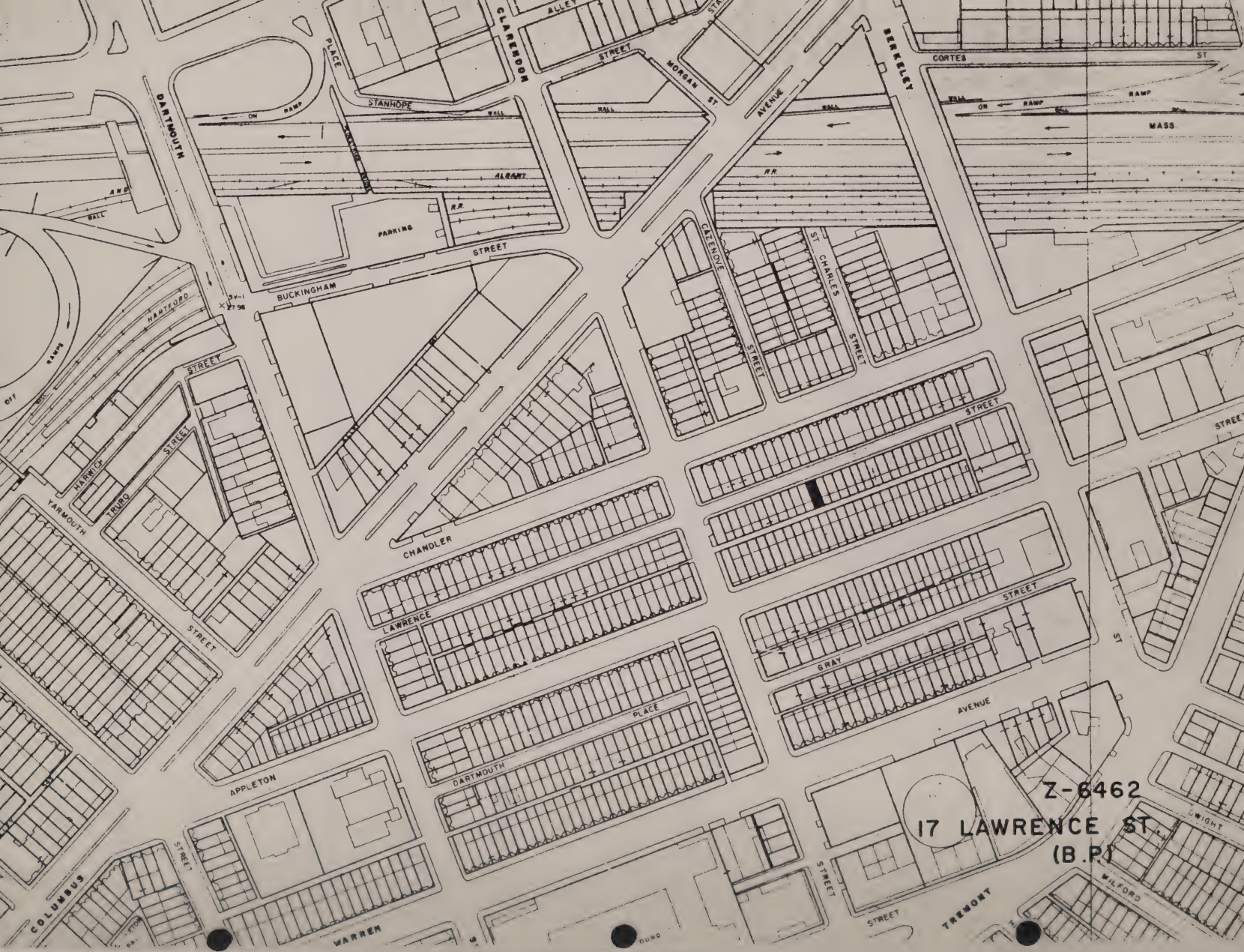
**Violation(s):**

Roofed structure which alters profile of building.

Roof deck with access through penthouse.

Addition would impair the architectural integrity and the uniformity of this block of row structures, would be contrary to the architectural character of the small Victorian row houses in the immediate neighborhood, and, most important, would create an unwanted precedent. Recommend denial.

VOTED: In reference to petition Z-6462, Henry Haley, 17 Lawrence Street, Boston, for conditional use to erect a one-story rooftop addition to one-family dwelling in a restricted roof structure apartment (H-3*) district, the Boston Redevelopment Authority recommends denial. Addition would impair the architectural integrity and the uniformity of this block of row structures, would be contrary to the architectural character of the small Victorian houses in the immediate neighborhood, and, most important, would create an unwanted precedent.


Z-6462
17 LAWRENCE ST.
(B.P.)
DARTMOUTH
CLARENDON
BERKELEY
STANHOPE
MORGAN
BUCKINGHAM
CHANDLER
LAWRENCE
GRAY
APPLETON
WARREN
TREMONT
COLUMBUS
HARTFORD
YARMOUTH
HARWICH
TRURO
CORTES
MASS
CAZENOVE
ST. CHARLES
DWIGHT
WILFORD
STREET
PLACE
AVENUE
RAMP
WALL
RR
PARKING

**Board of Appeal Referrals** 9/22/83

**Hearing:** 10/4/83

Z-6463
Donald Blakely, Jr.
1249 Commonwealth Avenue, Allston
near Harvard Avenue

One-story structure

**District(s):**

| | | | |
|---|---|---|---|
| apartment H-1 | general business | industrial | |
| residential | local business | waterfront | |
| single family | | manufacturing | |

**Purpose:** increase seating capacity of tavern from 77 to 149 persons; enclose front patio.

**Violation(s):**

Restaurant is forbidden use.

Floor area ratio is excessive.

Off-street parking is insufficient.

Neighbors and civic groups are opposed. Concerns are indicated in proposed vote. Recommend denial.

VOTED: In reference to petition Z-6463, Donald Blakely, Jr., 1249 Commonwealth Avenue, Allston, for three variances to increase seating capacity of tavern from 77 to 149 persons and enclose front patio in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Neighbors and civic groups are opposed. Concerns are: traffic, congestion, trash, noise, odors from ventilation system, intoxicated patrons, safety, cars obstructing emergency vehicle access and hydrants. Petitioner should meet with residents to alleviate these concerns and conditions.

Z-6463
1249 COMMONWEALTH AVE
(BRI.)
HARVARD TERRACE
HARVARD
LINDEN
GARDNER
BRIGHTON
AVENUE
CHESTER
STREET
PARK
GLENVILLE TERRACE
REEDSDALE
ROAD
FORDHAM
ST LUKES
M.B.T.A.
PARKING
WALL
BOSTON PUBLIC LIBRARY
CITY OF BOSTON
BROOKLINE

Board of Appeal Referrals 9/22/83

Hearing: 9/27/83

Z-6471
Keith Caveney
29 Monument Square, Charlestown
at Concord Street

Three-story structure

District(s): apartment H-1 general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: change occupancy from three to four apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Proposed occupancy is consistent with residential neighborhood. No community response. Recommend approval with proviso.

VOTED: In reference to petition Z-6471, Keith Caveney, 29 Monument Square, Charlestown, for a forbidden use and two variances for change of occupancy from three to four apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with following provisos: that there be no structural changes; that plans be submitted for design review approval.

BUNKER HILL MONUMENT
MONUMENT SQUARE
WINTHROP SQUARE
THOMPSON SQUARE
HARVARD SQUARE
LAUREL ST
CHESTNUT
ADAMS
WARREN
CORDIS
SOLEY
AVENUE
STREET
MONUMENT
CONCORD
BARTLETT
TRENTON
SUMMER
ELM
GREEN
CROSS
CEDAR
WOOD
WINTHROP
WALLACE CT.
COMMON
PUTNAM
DEVENS
PRESCOTT
HARVARD
HENLEY
RUTHERFORD
SEMINARY
TRANSIT
PLEASANT
CHURCH CT.
HOMESTEAD
O'REILLY
LEXINGTON
TREMONT
SQUARE
COURT
WAY
PARK
CALL
JOHN
WASHINGTON

**Board of Appeal Referrals** 9/22/83

**Hearing:** 10/4/83

Z-6472
Tricor Dev. Corp.
339 South Huntington Avenue, Jamaica Plain
near Castleton Street

Three-story structure

**District(s):**

| | | | |
|---|---|---|---|
| apartment_____ | general business_____ | industrial_____ |
| residential R-.5 | local business_____ | waterfront_____ |
| single family_____ | | manufacturing_____ |

**Purpose:** change occupancy from 14 to 15 apartments.

**Violation(s):**

Multifamily dwelling is forbidden use.

Lot area and open space are insufficient.

Occupancy has existed for many years. No response from abutters.
Recommend approval.

VOTED: In reference to petition Z-6472, Tricor Dev. Corp., 339 South Huntington Avenue, Jamaica Plain, for a forbidden use and two variances for change of occupancy from 14 to 15 apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Occupancy has existed for many years.

STREET
TENNIS COURTS
MARK STREET
CREIGHTON
STREET
EVERGREEN
STREET
KENNEY
NINA
GROTTO GLEN
ROAD
CATHEDRAL
SCHOOL
SEMINARY
MASS ORTHOPAEDIC HOSPITAL
MEDICAL BUILDING
SOUTH HUNTINGTON AVENUE
ZAMORA STREET
ZAMORA COURT
PARKTON
PARKWOOD
CASTLETON
BYNNER
JAMAICAWAY
POND ROAD
PARK

**Board of Appeal Referrals** 9/22/83

**Hearing:** 9/20/83

Z-6473
Ronald J. Carlow
125 South Huntington Avenue, Jamaica Plain
near Heath Street

Three-story structure

**District(s):**

| | | | |
|---|---|---|---|
| apartment | | general business | industrial |
| residential | R-.8 | local business | waterfront |
| single family | | | manufacturing |

**Purpose:** change occupancy from hospital to boarding house for 125 persons.

**Violation(s):**

Boarding house is conditional use.

Appellant states "change one instititional use to another". This petition then is improperly before the Board of Appeal. The abutters - Indian Council, Institute for Blind Children, Sherrill House - are opposed. Back of the Hill Development Corporation has also expressed opposition. Recommend denial without prejudice.

VOTED: In reference to petition Z-6473, Ronald J. Carlow, 125 South Huntington Avenue, Jamaica Plain, for a conditional use for change of occupancy from hospital to boarding house for 125 persons in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Appellant states in supporting remark "change one institutional use to another." This petition then is improperly before the Board of Appeal. The abutters - Indian Council, Institute for Blind Children, Sherrill House - are opposed. Back of the Hill Development Corporation has also expressed opposition. Appellant must meet with abutters and community to resolve concerns.

A-6473

125 South Huntington Ave

(J.P.)

Board of Appeal Referrals 9/22/83

Hearing: 9/27/83

Z-6474
Capitol Circuits Corp.
25-29 Denby Road, Allston
at Braintree Street

One-story structure

| District(s): | | | |
|---|---|---|---|
| apartment_____ | general business_____ | industrial_____ |
| residential_____ | local business_____ | waterfront_____ |
| single family_____ | | manufacturing M-1 |

Purpose: erect one-story addition to office-manufacturing structure.

Violation(s):

Front yard is insufficient.

Area is predominantly industrial-commercial. Addition (130' x 65') will create a second story for office, manufacturing, service, and storage structure. Violation is technical. Recommend approval.

VOTED: In reference to petition Z-6474, Capitol Circuits Corp., 25-29 Denby Road, Allston, for a variance to erect a one-story addition to an office-manufacturing structure in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. Area is predominantly industrial-commericial. Addition will create second story for office, manufacturing, service, and storage structure.. Violation is technical.

LINDEN STREET
HIGHGATE STREET
FARRINGTON AVENUE
GARDNER
HARVARD
M B T A
POST OFFICE
FIRE STATION
HARVARD TERRACE
PARK VALE
QUINT
THOR TERRACE
WILTON STREET
DENBY ROAD
RUGG ROAD
EMERY ROAD
PENNIMAN ROAD
HANO STREET
BLAINE STREET
BRAINTREE
BOSTON & ALBANY RAILROAD
EXTENSION
RAILROAD
TRAFFMAN STREET
BRIGHTON
ISLINGTON STREET
UNION SQUARE
BARROWS
EVERETT
EVERETT AVENUE
PARKING
WALL

**Board of Appeal Referrals** 9/22/83

**Hearing:** 9/27/83

Z-6475
Parking Systems, Inc.
321-323 Congress Street, Boston
near Sleeper Street

12,705 square feet of land

**District(s):** apartment_____ general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing M-4

**Purpose:** outdoor parking for fee - 43 cars.

**Violation(s):**

Parking lot is conditional use.

There is an existing shortage of available parking in the area for increasing residential population. Recommend approval with proviso.

VOTED: In reference to petition Z-6475, Parking Systems, Inc., 321-323 Congress Street, Boston, for a conditional use for outdoor parking for fee - 43 vehicles - in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval with proviso that spaces be provided for neighborhood residents. There is an existing shortage of available parking in the area for increasing residential population.

REVISED

Z-6475
321-323 Congress St
(B.P.)
CHANNEL
BULKHEAD
PARKING AREA
CONGRESS
AND
POINT
SLEEPER
STREET
PIERHEAD
SUMMER
FARNSWORTH
PARKING AREA
PITTSBURGH
PARKING
STILLINGS
CALVIN PLACE
NEW YORK NEW HAVEN & HARTFORD RAILROAD
MELCHER
APPROXIMATE
NECCO
COURT

**Board of Appeal Referrals** 9/22/83

**Hearing:** 9/27/83

Z-6476
Gerald Adler and Corrine Borman
210 Beacon Street, Boston
near Dartmouth Street

Five-story structure

**District(s):** apartment H-3-65 | general business _____ | industrial _____
residential _____ | local business _____ | waterfront _____
single family _____ | manufacturing _____

**Purpose:** erect one-story roof addition to three-unit apartment structure.

**Violation(s):**

Height of structure is excessive.

Proposed headhouse structure is minimal size and will not affect appearance of building from street. Back Bay Architectural Commission has granted Certificate of Appropriateness. Recommend approval.

VOTED: In reference to petition Z-6476, Gerald Adler and Corrine Borman, 210 Beacon Street, Boston, for a variance to erect a one-story roof addition to three-unit apartment structure in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval. Proposed headhouse structure is minimal in size and will not affect appearance of building from street. Back Bay Architectural Commission has granted Certificate of Appropriateness.

Z-6476
210 Beacon St
(B.P.)

Board of Appeal Referrals 9/22/83

Hearing: 10/4/83

Z-6477
Daniel Safar
118 Newbury Street, Boston
near Clarendon Street

Five-story structure

| District(s): | | | | | |
|---|---|---|---|---|---|
| apartment | | general business | B-3-65 | industrial | |
| residential | | local business | | waterfront | |
| single family | | | | manufacturing | |

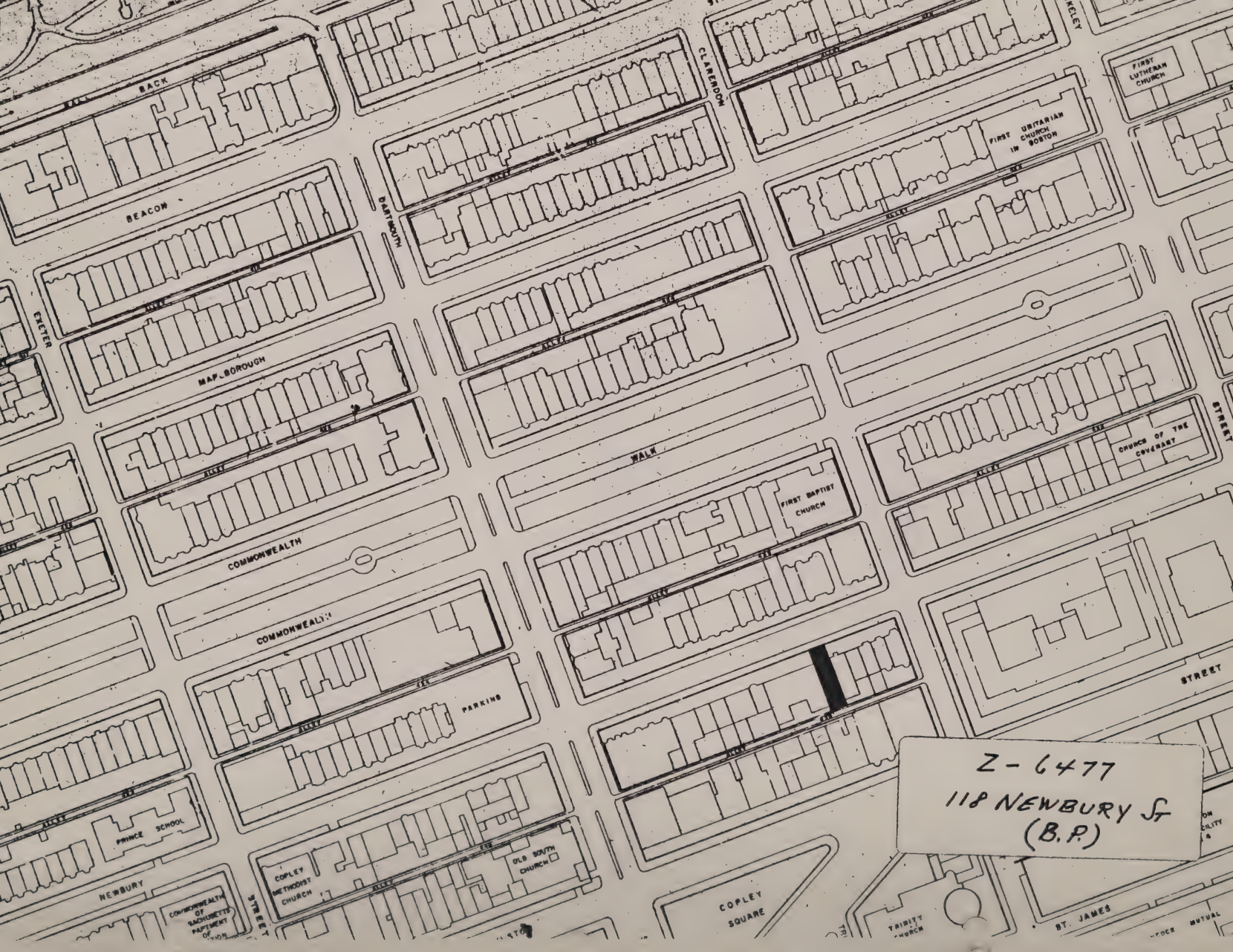
Purpose: change occupancy from offices and stores to one apartment, offices, and stores; erect one-story addition.

Violation(s):

Floor area ratio is excessive.

Addition will create apartment. Proposal is consistent with residential-commercial area. Recommend approval.

VOTED: In reference to petition Z-6477, Daniel Safar, 118 Newbury Street, Boston, for a variance for change of occupancy from offices and store to one apartment, offices, and stores and erect one-story addition in a general (B-3-65) district, the Boston Redevelopment Authority recommends approval. Addition will create apartment. Building lacks a cornice and is lower than adjacent building.


BACK
BEACON
MARLBOROUGH
COMMONWEALTH
COMMONWEALTH
NEWBURY
EXETER
DARTMOUTH
CLARENDON
WALK
PARKING
PRINCE SCHOOL
COPLEY METHODIST CHURCH
OLD SOUTH CHURCH
COPLEY SQUARE
FIRST BAPTIST CHURCH
FIRST UNITARIAN CHURCH IN BOSTON
FIRST LUTHERAN CHURCH
CHURCH OF THE COVENANT
TRINITY CHURCH
ST. JAMES
STREET
Z-6477
118 NEWBURY St
(B.P.)

**Board of Appeal Referrals** 9/22/83

**Hearing:** 9/27/83

Z-6478
Grady L. Rowland, Jr.
34 Braddock Park, Boston
near Carleton Street

Four-story structure

**District(s):** apartment H-3* general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing_____

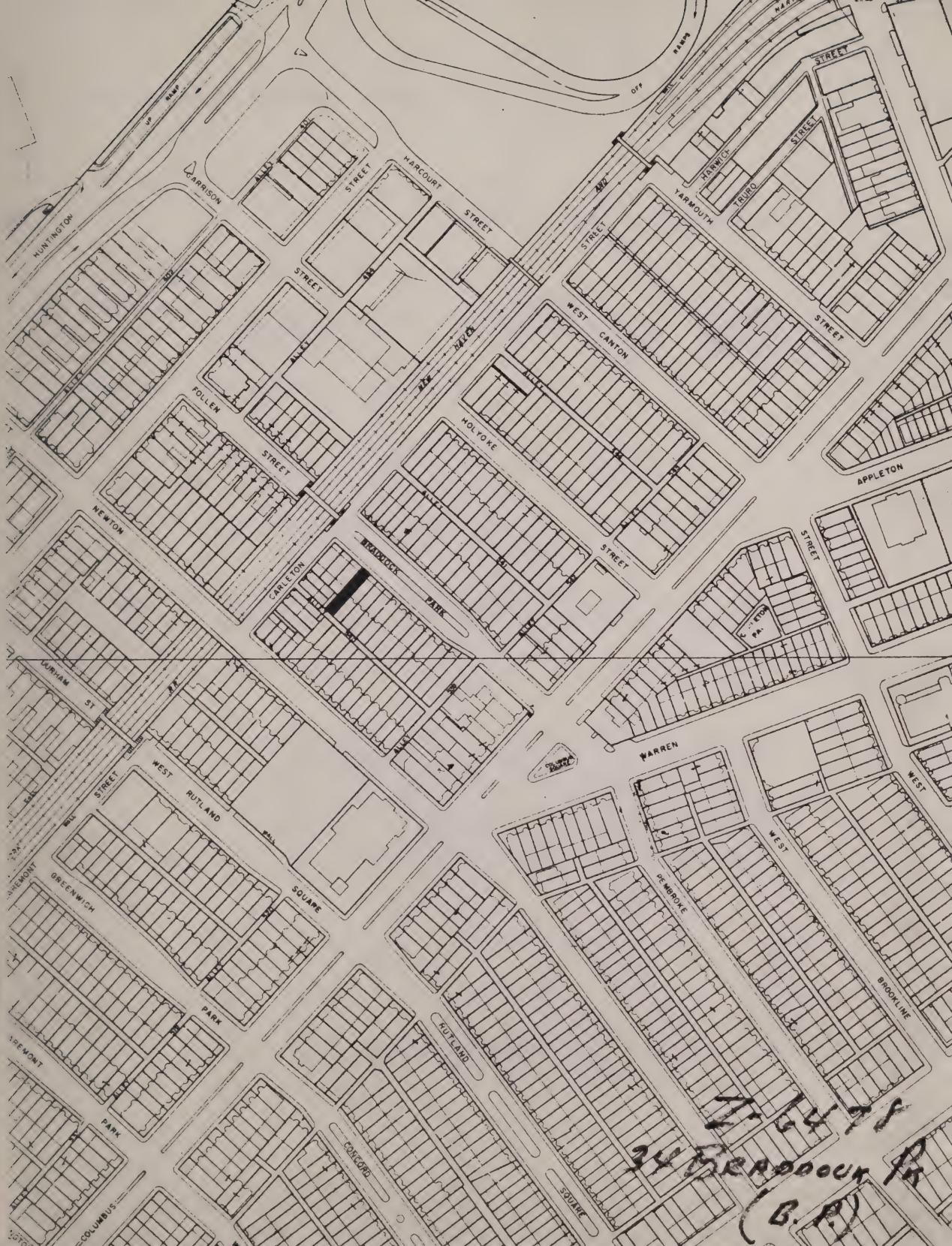
**Purpose:** erect roof addition to three-unit apartment structure.

**Violation(s):**

Restricted roof structure district.

Roof addition on this end building would be highly visible and contrary to the architectural character of the other Victorian row houses in the immediate neighborhood. Recommend denial.

VOTED: In reference to petition Z-6478, Grady L. Rowland, Jr., 34 Braddock Park, Boston, for a conditional use to erect roof addition to three-unit apartment structure in restricted roof structure apartment (H-3*) district, the Boston Redevelopment Authority recommends denial. Roof addition on this end building would be highly visible and contrary to the architectural character of the other Victorian row houses in the immediate neighborhood.


HUNTINGTON
HARRISON
HARCOURT
STREET
FOLLEN
NEWTON
CARLETON
HADDOCK
PARK
HOLYOKE
WEST CANTON
YARMOUTH
HARWICH
TRURO
APPLETON
DURHAM
WARREN
WEST RUTLAND
SQUARE
GREENWICH
PARK
TREMONT
COLUMBUS
CONCORD
DE MEDROKE
BROOKLINE

Board of Appeal Referrals 9/22/83

Hearing: 10/4/83

Z-6479
Andrew C. Polin III
4449 Washington Street, Roslindale
at Wellsmere Road

Gas service station

| District(s): | | | | | |
|---|---|---|---|---|---|
| apartment_____ | general business_____ | industrial_____ |
| residential_____ | local business L-.5 | waterfront_____ |
| single family_____ | | manufacturing_____ |

Purpose: erect one-story repair garage.

Violation(s):

Repair garage is conditional use.

Proposal to add repair garage to gas station will upgrade property in this mixed local business—residential neighborhood. Recommend approval with proviso.

VOTED: In reference to petition Z-6479, Andrew C. Polin III, 4449 Washington Street, Roslindale, for a conditional use to erect a one-story repair garage in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with following provisos: that operation terminate at 6:00 P.M. Monday through Saturday; that no work be allowed on Sunday; that all vehicles be parked on premises.

WASHINGTON STREET

WELLSMERE TER

PARK PL

OXTON

OTIS PLACE

ROSECLIFF TER

CLIFTONDALE STREET

MILFORD TERRACE

CRESTVIEW

ROSECLIFF

MELROSE AVENUE

MARIA LANE

DURNELL AVENUE

BIRCH ROAD

HAVEY ST

FRESNO

ALDER

ELSMERE

ISMERE

FLOMENA ROAD

ALVERTON STREET

2479

4449 WASHINGTON ST

(ROS.)

Board of Appeal Referrals 9/22/83

Hearing: 10/4/83

Z-6482
Patricia Davock
189 Webster Street, East Boston
near Lamson Street

Three-story structure

District(s): apartment H-1-40 general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: legalize occupancy - five apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

No record of legal occupancy. Condition has existed for many years. Nearby park mitigates open space deficiency. Recommend approval.

VOTED: In reference to petition Z-6482, Patricia Davock, 189 Webster Street, East Boston, for a forbidden use and three variances to legalize occupancy as five apartments in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Condition has existed for many years. Nearby park mitigates open space deficiency.

Z-6482
189 WEBSTER ST
(E.B.)

Board of Appeal Referrals 9/22/83

Hearing: 9/27/83

Z-6484
Mifflin Properties
23 Bay State Road, Boston
near Charlesgate West

Five-story structure

District(s): apartment H-4 | general business | industrial
residential | local business | waterfront
single family | | manufacturing

Purpose: legalize occupancy: nine apartments and professional offices.

Violation(s):

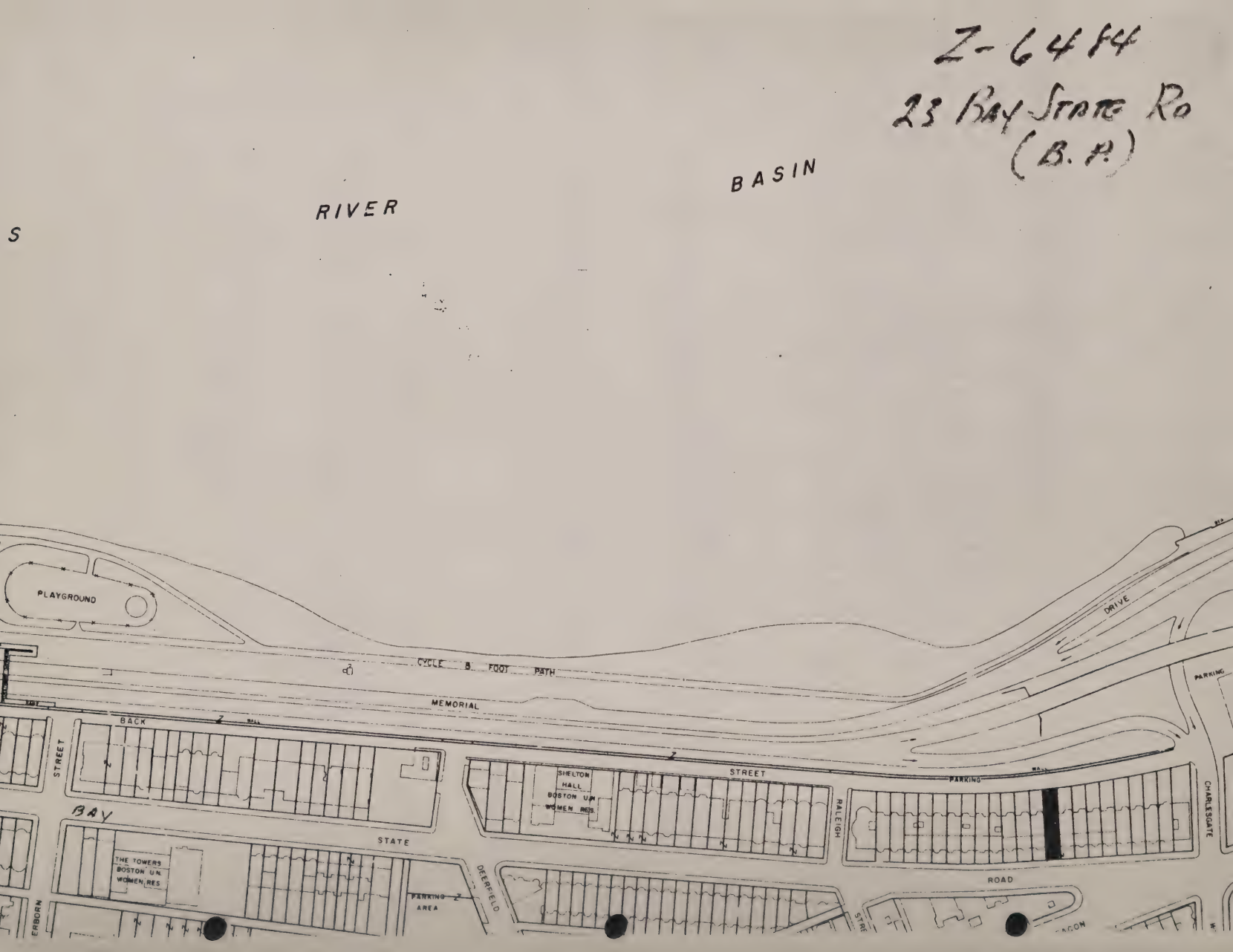
Change of conditional use.

Professional offices are conditional uses.

Uses consistent with residential-office character of the Kenmore Square area. Recommend approval.

VOTED: In reference to petition Z-6484, Mifflin Properties, 23 Bay State Road, Boston, for conditional use to legalize occupancy - nine apartments and professional offices - in an apartment (H-4) district, the Boston Redevelopment Authority recommends approval. Uses are consistent with residential-office character of Kenmore Square area.

Z-6484
23 Bay State Rd
(B. U.)



Board of Appeal Referrals 9/22/83

Hearing: 9/27/83

Z-6485
Nicholas Lamberti
49 M Street, South Boston
near East Third Street

Three-story structure

District(s): apartment H-1-50 general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: change occupancy from one to four apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area, width, frontage, open space, and off-street parking are insufficient.

Proposed conversion is inappropriate; area is highly congested. Abutters are opposed to the proposal and concerned about excessive number of units and severe parking problems. Recommend denial.

VOTED: In reference to petition Z-6485, Nicholas Lamberti, 49 M Street, South Boston, for a forbidden use and five variances for change of occupancy from one to four apartments in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Proposed conversion is inappropriate; area is highly congested. Abutters are concerned about excessive units and severe parking problems and are opposed to the proposa.

CHRISTOPHER J LEE PLAYGROUND
INDEPENDENCE SQUARE
NAZARETH GRADE SCHOOL (GRAM.)
CONVENT
NAZARETH HIGH SCHOOL
ST. BRIGIDS CHURCH (R.C.)
SOUTH BAPTIST CHURCH
JOSEPH TACKERMAN SCHOOL
CHURCH OF OUR SAVIOUR
EMERSON
ACADIA STREET
FIRST
SECOND
THIRD
FOURTH
FIFTH
EAST
STREET

**Board of Appeal Referrals** 9/22/83

**Hearing:** 9/27/83

Z-6487
Carmelite Sisters for Aged and Infirm
40 Old Harbor Street, South Boston
near Dorchester Street

Five-story structure

**District(s):**

| | | | |
|---|---|---|---|
| **apartment** H-1-50 | **general business** | **industrial** | |
| **residential** | **local business** | **waterfront** | |
| **single family** | | **manufacturing** | |

**Purpose:** erect two-story addition to nursing home.

**Violation(s):**

Parking not allowed in front yard.

Floor area ratio is excessive.

Addition is to be occupied as auditorium. Floor area violation is minimal. Parking is existing. Recommend approval.

VOTED: In reference to petition Z-6487, Carmelite Sisters for Aged and Infirm, 40 Old Harbor Street, South Boston, for two variances to erect two-story addition to nursing home in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Addition will provide needed auditorium facility. Floor area violation is minimal. Parking is existing.

THOMAS PARK
PARK
THOMAS
HILL
TELEGRAPH
SOUTH BOSTON HIGH SCHOOL
COVINGTON STREET
DIXFIELD STREET
EIGHTH STREET
KNOWLTON STREET
TELEGRAPH STREET
GATES STREET
MERCER STREET
OLD HARBOR STREET
ATLANTIC STREET
PACIFIC STREET
LINDEN STREET
EAST STREET
NATIONAL STREET
DORCHESTER STREET
BROADWAY
SOUTH BOSTON GAS CO.
BOYS CLUB SOUTH BOSTON
ADJUST THE CEMETERY
40 OLD HARBOR ST (S.B.)

Board of Appeal Referrals 9/22/83

Hearing: 10/4/83

Z-6489
Daniel Marr, Trustee, Judith Realty Trust
299 Beacon Street, Boston
at Exeter Street

Four-story structure

District(s): apartment H-3-65 general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: erect four-story addition, to include first-floor garage, to six-unit apartment structure.

Violation(s):

Rear yard and rear setback of parapet are insufficient.

Plans for curb cut, driveway, and garage entrance on Beacon Street are inappropriate and unacceptable. Recommend denial without prejudice.

VOTED: In reference to petition Z-6489, Daniel Marr, Trustee, Judith Realty Trust, 299 Beacon Street, Boston, for two variances to erect a four-story addition to six-unit apartment structure in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends denial without prejudice. The curb cut, front yard driveway, and garage entrance on Beacon Street are inappropriate and unacceptable.

Z-6489

299 Beacon St

(B.P.)

Board of Appeal Referrals 9/22/83

Hearing: 10/4/83

Z-6496
The Beacon Group
315-317 Beacon Street, Boston
near Exeter Street

Four-story row structure

District(s): apartment H-3-65 | general business _____ | industrial _____
residential _____ | local business _____ | waterfront _____
single family _____ | | manufacturing _____

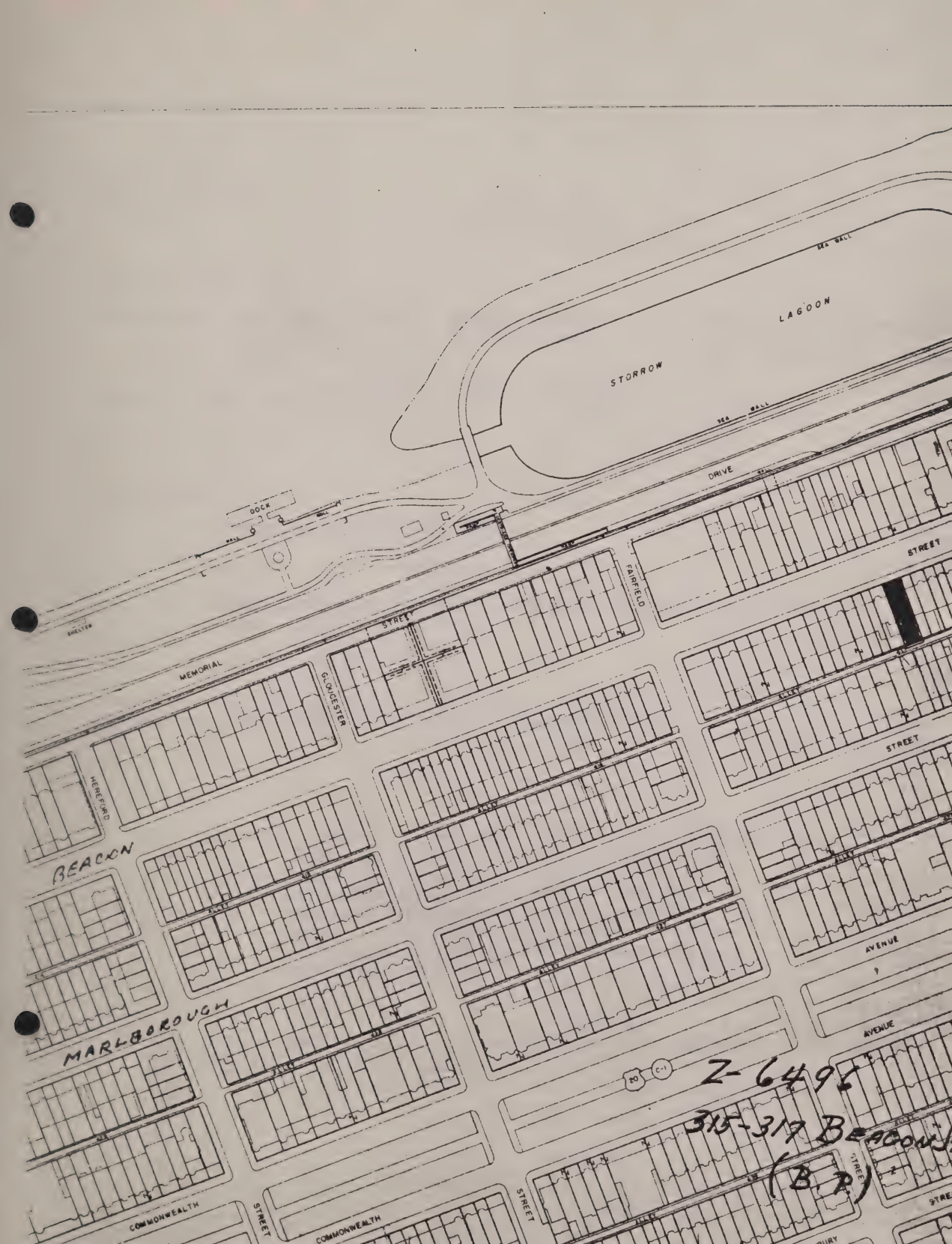
Purpose: erect one-story addition to twelve-unit apartment structure.

Violation(s):

Rear yard is insufficient.

Proposed addition to rear wing would obstruct light and air to adjacent buildings. Recommend denial.

VOTED: In reference to petition Z-6496, The Beacon Group, 315-317 Beacon Street, Boston, for a variance to erect a one-story addition to twelve-unit apartment structure in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends denial. Proposed addition to rear wing would obstruct light and air to adjacent buildings.


SEA WALL
LAGOON
STORROW
SEA WALL
DRIVE
DOCK
SHELTER
MEMORIAL
STREET
GLOUCESTER
FAIRFIELD
STREET
HEREFORD
BEACON
STREET
AVENUE
MARLBOROUGH
AVENUE
PO
C-1
Z-6496
315-317 Beacon
(BP)
COMMONWEALTH
STREET
COMMONWEALTH
STREET

Board of Appeal Referrals 9/22/83

Hearing: 10/4/83

Z-6498
Emerson College
126 Beacon Street, Boston
near Berkeley Street

Four-story structure

District(s): apartment H-3-65 | general business _____ | industrial _____
residential _____ | local business _____ | waterfront _____
single family _____ | manufacturing _____

Purpose: erect one-story addition at first floor rear.

Violation(s):

Extension of nonconforming use.

Floor area ratio is excessive.

Height of structure may not be more than ten feet above pre-Code height.

Small 12' x 14' office addition at first floor rear of school structure will not adversely impact adjacent properties. Recommend approval.

VOTED: In reference to petition Z-6498, Emerson College, 126 Beacon Street, Boston, for extension of nonconforming use and two variances to erect a one-story addition in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval. Small office addition to first floor rear of school structure will not adversely impact adjacent properties.

Z-6498
96 Beacon St
(B.P.)

Board of Appeal Referrals 9/22/83

Hearing: 10/4/83

Z-6507
Edward LeClair
546 East Broadway, South Boston
near H Street

Three-story structure

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from funeral home and one-family dwelling to professional offices.

Violation(s):

Change in nonconforming use.

Facility would be compatible with similar uses in the immediate area.
Recommend approval with provisos.

VOTED: In reference to petition Z-6507, Edward LeClair, 546 East Broadway, South Boston, for a change in nonconforming use for change of occupancy from funeral home and one-family dwelling to professional offices in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with following provisos: that plans be submitted to the Authority for design review; that plans be reviewed with South Boston Citizens Association, which is concerned about traffic and parking.

Z-6507

546 East Broadway (S.B.)

Board of Appeal Referrals 9/22/83

Hearing: 9/27/83

Z-5957
Tufts University
145 Harrison Avenue, Boston
at Harvard Street

Parcel P-5, South Cove Urban Renewal Area

| District(s): | | | | | |
|---|---|---|---|---|---|
| apartment | | general business | B-8 | industrial | |
| residential | | local business | | waterfront | |
| single family | | | | manufacturing | |

Purpose: erect eight-story Health Sciences Education Building.

Violation(s):

University is conditional use.

Setback of parapet and off-street loading are insufficient.

Floor area ratio is excessive.

In accordance with Informational Memorandum of this date on South Cove Urban Renewal Area Disposition Parcel P-5 - Tufts University, staff recommends approval with continuing design review proviso.

VOTED: In reference to petition Z-5957, Tufts University, 145 Harrison Avenue, Boston, for a conditional use and three variances to erect an eight-story Health Sciences Education Building in a general business (B-8) district, the Boston Redevelopment Authority recommends approval provided that plans be submitted to the Authority for continuing design review approval. The proposed development is located in part on South Cove Urban Renewal Disposition Parcel P-5. The University has met with the community to resolve all outstanding community issues. Continuing design review is necessary to the project.

PARCEL P-5
PARKING AREA
HARRISON AVENUE
BOYLSTON STREET
ESSEX STREET
HAYWARD PL
PHILLIPS SQ
ROWE PL
CHAUNCY
KINGSTON STREET
LA GRANGE STREET
BEACH
KNEELAND
DORE STREET
TREMONT
WASHINGTON
HARVARD
MOLLIS STREET
DILLAWAY STREET
COMMON ST
BENNET ST
NASSAU STREET
OAK
ASH
PINE
BROADWAY
HUDSON STREET
TYLER STREET
OXFORD
EDINBORO STREET
EXP
Z-5957
145 HARRISON AVE.
(B.P.)